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MAR 2 1993

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Sarah Parsons, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #5089TRUSTEE'S NOTICE OF SALE

a printed copy of which is hereto
annexed, was published in the entire
issue of said newspaper for

FOUR

(4 insertions) in the following issues:

January 24, 31,February 7, 14, 1993

Total Cost: \$754.60

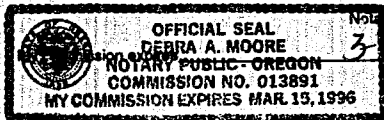
Sarah L. Parsons

Subscribed and sworn to before me this 14

day of FEBRUARY

1993

Debra A. Moore



Notary Public of Oregon

3/15/96

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by KENDALL A. TAIT and VERLEE H. TAIT, Husband and Wife, as grantors, to ASPEN TITLE COMPANY, as trustee, in favor of CORALIE C. NELSON, as beneficiary, dated June 16, 1989, recorded June 19, 1989, in the mortgage records of Klamath County, Oregon, in Volume No. M89 at page 10867, or as instrument No. 1608, covering the following described real property situated in said county and state, to-wit:

PARCEL 1:
A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of Lot 4; thence South along the East line of Lots 5 and 6 and 16 to the Northwest corner of Lot 5, Block 2, Williamson River Estates, thence Northeast along the North line of said subdivision to the Northeast corner of Lot 11, Block 1; thence Northerly and Easterly along the Westerly right of way line of Williamson River Drive to the Westerly right of way line of Highway No. 97; thence Northwesterly along said highway right of way line to the Southeast corner of Book 336, Page 17, Deed Records of Klamath County, Oregon; thence South 80 degrees 32' 15" West to the Southwest corner of said deed; thence Northerly along the Westerly line of said deed, 200 feet to the Northwest corner thereof; thence North 80 degrees 32' 15" East to the Westerly right of way line of said highway; thence Northerly along said Westerly right of way line, 60 feet, more or less, to the Southeast corner of Volume M-67 at page 318, Microfilm Records of Klamath County, Oregon; thence South 80 degrees 32' 15" West 231 feet to the Southwest corner of said deed; thence North 09 degrees 27' 45" West 607.11 feet, more or less, to the North line of Section 21; thence West along said line to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the initial point of Williamson River Estates, a duly recorded subdivision, said initial point situated South 19 degrees 17' 35" East 88 distance of 1037.36 feet (South 18 degrees 49' 22" East 1038.84 feet by said plat) from the North

17.09 feet North 10 degrees 32' 15" East 60 degrees 32' 15" East thence North 45 degrees 17' 35" East 753.20 feet to the Highway right of way line of U.S. 45; East along said right of way line, 368.17 feet to the point of beginning, with bearings based on said recorded plat.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lots 7 and 15 of Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Williamson River Estates, a duly recorded subdivision, said point being on the Westerly line of said Lot 15; thence along the Northerly line of said subdivision North 89 degrees 34' 45" East 329.42 feet and North 74 degrees 05' 45" East 573.78 feet to a fence corner; thence along the fence lines to be the property lines the following courses: North 08 degrees 53' 50" West 567.07 feet, North 85 degrees 27' 10" West 143.46 feet, North 77 degrees 32' 40" West 293.55 feet, North 55 degrees 21' 20" West 218.14 feet, South 71 degrees 16' 57' 45" West 104 feet, more or less, to the Westerly line of said Lot 7; thence Southerly along the Westerly lines of said Government Lots 7 and 15, 849 feet, more or less, to the point of beginning, with bearings based on said Williamson River Estates.

PARCEL 2:
A parcel of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 5, Block 3, Williamson River Estates; thence Southwesterly along the Southerly boundary of said subdivision to the Southwest corner of Lot 6, Block 2; thence South along the Easterly line of Lot 7 to the Northerly line of the Williamson River; thence Northerly along said line to a point that would intersect the Easterly line of said Lot 5 if extended Southerly; thence Northerly along said line to the point of beginning.

PARCEL 3:
That certain one foot street plug along the North boundary of Crawford Way of Williamson River Estates in the County of Klamath, State of Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised

the foreclosure is made by grantor's failure to pay when due the following sums:

\$1,000.00 monthly payment due June 1, 1992
\$1,000.00 payment due the 1st day of each and every month thereafter
real property taxes Key No. R24318
\$12,886.89 plus interest
real property taxes Key No. R24743
\$678.97 plus interest

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: the sum of \$12,824.43 together with interest on said sum at the rate of 10% per annum from June 25, 1992 until paid; unpaid real property taxes.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 29, 1993, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at First Interstate Bank Building, 601 Main St., Suite 215 in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed; and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED November 19, 1992
NEAL G. BUCHANAN
Successor Trustee
#5089 Jan. 24, 31, Feb. 7, 14, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal Buchanan
of March A.D., 19 93 at 2:27 o'clock P.M., and duly recorded in Vol. 26th day
of Mortgages on Page 6187
FEE \$15.00

Evelyn Bieha County Clerk
By Annette Mueller