

ATC 38166

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 #5195

TRUSTEE'S NOTICE OF SALE/MILES

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:

MARCH 12, 19, 26

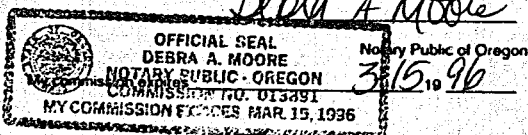
APRIL 2, 1993

Total Cost: \$323.40

Subscribed and sworn to before me this 2ND

day of APRIL

19 93



TRUSTEE'S NOTICE OF SALE
This notice of sale is given pursuant to
ORS 86.735:
1) PARTIES: GRANTOR: Harpid, B.
Miles and Nancy M. Miles. ORIGINAL
TRUSTEE: Farmers Homes Ad-
ministration, United States Department
of Agriculture, acting through the State
Director of the Farmers Homes Ad-
ministration for the State of Oregon.
ORIGINAL BENEFICIARY: United
States of America, acting through the
Farmers Home Administration, United
States Department of Agriculture.
2) DESCRIPTION OF PROPERTY
COVERED BY THE TRUST DEED: Lots
9 and 10, Block 72, BOWNE ADDITION
TO BONANZA, in the County of Klamath,
State of Oregon. The real property is
known as: P.O. Box 244, Bonanza, OR
97623.
3) RECORDING: The Trust Deed was
recorded on May 21, 1984, Book M-84,
Page 8376, Official Mortgage records in
the clerk's office of Klamath County,
Oregon.
4) DEFAULT FOR WHICH
FORECLOSURE IS MADE: Grantor is in
default and Beneficiary seeks to foreclose

the Trust Deed for failure to pay 17
monthly payments of \$583.00 each as of
November 6, 1992, and failure to pay each
monthly payment due afterwards, plus
failure to pay real property taxes when
due.
5) SUM OWING ON OBLIGATION
SECURED BY TRUST DEED: Beneficiary has declared all amounts ow-
ing on the obligation secured by the Trust
Deed immediately due and payable. The
sum owing on the obligation secured by
the Trust Deed is \$43,828.35, as of
November 6, 1992, plus, from that date
until paid, accrued and accruing interest
at the rate of 11.875 percent per year, plus
any late charges, foreclosure costs,
trustee fees, attorney fees, sums required
for protection of the property and addi-
tional sums secured by the Trust Deed.
6) ELECTION TO SELL: Take notice
that Beneficiary and Trustee have elected
to sell the property to satisfy the obliga-
tions secured by the Trust Deed and to
satisfy the expenses of the sale, including
the compensations of the Trustee as pro-
vided by law and reasonable attorney's
fees, pursuant to ORS 86.705 to 86.795.
7) SALE: The sale shall be held: On the
Date: April 27, 1993. At the Time: 9:30
a.m. In accordance with the standard of
time established by ORS 107.110. At the
Place: Front Entrance of the Klamath
County Courthouse.
RIGHT TO DISMISSAL AND
REINSTATEMENT: Take notice that
any person named in ORS 86.753 has the
right, at any time prior to five (5) days
before the date last set for the sale, to
have this foreclosure proceeding dis-
missed and the Trust Deed reinstated by
payment to the Beneficiary or the
Beneficiary's successor in interest, of the
entire amount then due (other than a por-
tion of the principal as would not then
be due had no default occurred) and by
curing any other default of the Trust Deed
that is capable of being cured, by tender-
ing the performance required under the
obligation of Trust Deed, and in addition
to paying the sums or tendering the per-
formance 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 ORS 86.753.
DATED this 4th day of December 1992
Oregon Title Insurance Company,
Successor Trustee
By C. Cleveland Abbe, Sr. Vice Pres.
5195 March 12, 19, 26, April 2, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day
of April A.D., 19 93 at 2:51 o'clock P.M., and duly recorded in Vol. M93
of Mortgages on Page 9038

FEE \$10.00

Return: Aspen Title Co

Evelyn Biehn County Clerk

By Pauline M. Munsie