

K-44982

# 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 #5453

TRUSTEE'S NOTICE OF SALE

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

FIVE

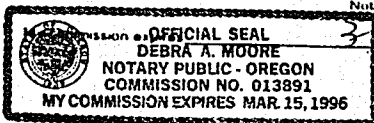
(5 insertions) in the following issues:

MAY 27, 1993

JUNE 3, 10, 17, 24, 1993

Total Cost: 499.20Subscribed and sworn to before me this 24THday of JUNE 19 93Debra A Moore

Notary Public of Oregon



**TRUSTEE'S NOTICE OF SALE**  
The trust deed to be foreclosed  
pursuant to Oregon law is referred  
to as follows (the "Trust Deed"):  
Grantor: Robert Sandmeyer and  
Marcia Sandmeyer  
Trustee: Klamath County Title  
Company  
Beneficiary: J.R. Adair

Successor Beneficiary: Trustee  
Acceptance Corporation  
Date: September 22, 1981  
Recording Date: September 22,  
1981

Recording Reference: Vol. M-81 of  
Mortgages on page 16928  
County of Recording: Klamath

The Trust Deed covers the follow-  
ing described real property situ-  
ated in the County Klamath, State  
of Oregon, ("the Property"):

Lot 6, in Block 2 of First Addition  
to Loma Linda Heights, according  
to the official plat thereof on file in  
the office of the County Clerk of  
Klamath County, Oregon.

The default for which foreclosure  
is permitted is the Grantor's failure  
to pay when due the following  
sums:

Monthly installments of \$730.00 be-  
ginning February 1, 1993, plus ac-  
crued interest; and real property  
taxes for the years of 1987/88  
through 1992/93, plus interest and  
penalties. Pursuant to the terms  
of the Trust Deed, Grantor has failed  
to provide proof of insurance with  
loss payable to Beneficiary.

By reason of the default, the Bene-  
ficiary has declared all sums owing  
on the obligation secured by the  
Trust Deed immediately due and  
payable as follows:

\$75,274.53 together with interest  
thereon at the rate of 9.75 percent  
per annum, from January 19, 1993,  
until paid, together with Trustee's  
fees, attorney's fees, foreclosure  
costs and any sums advanced by  
the Beneficiary pursuant to the  
Trust Deed.

### NOTICE

The Trustee will on July 19,  
1993, at the hour of 10  
o'clock, AM, at front steps  
of the Klamath County Court-  
house in the City of Klamath  
Falls, County of Klamath,  
State of Oregon, sell at pub-  
lic auction to the highest bidder  
for cash the interest in the Prop-  
erty which the Grantor had or had  
power to convey at the time of the  
execution by Grantor of the Trust  
Deed, together with any interest  
which the Grantor acquired after  
the execution of the Trust Deed, to  
satisfy the debt thereby secured  
and the costs and expenses of sale,  
including a reasonable charge by  
the Trustee.

### NOTICE OF RIGHT TO CURE

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 foreclo-  
sure proceeding dismissed and the  
Trust Deed reinstated by doing all  
of the following:

1. Paying the Beneficiary the en-  
tire amount then due (other than  
such portion of the principal as  
would not then be due had no de-  
fault occurred);
2. Curing any other default com-  
plained of herein that is capable of  
being cured by tendering the per-  
formance required under the debt  
or Trust Deed; and
3. Paying all cost and expenses ac-  
tually incurred in enforcing the  
debt and Trust Deed, together with  
Trustee's and attorney fees not ex-  
ceeding the amounts provided by  
ORS 86.753.

In construing this notice, the mas-  
culine gender includes the femi-  
nine and the neuter, the singular in-  
cludes the plural, the word "Gran-  
tor" includes any successor in in-  
terest to the Grantor as well as  
any other person owing an obliga-  
tion, the performance of which is  
secured by the Trust Deed, and the  
words "Trustee" and "Beneficiary"  
include their respective successors  
in interest, if any.

DATED MARCH 1, 1993

Gary L. Blackledge  
Successor Trustee  
1515 SW 5th Ave., Suite 600  
Portland, OR 97201  
(503) 295-2668  
STATE OF OREGON)

) ss.  
County of Multnomah)

I, the undersigned, certify that I  
am one of the attorneys for the  
above named Successor Trustee  
and that the foregoing is a com-  
plete and exact copy of the original  
Trustee's Notice of Sale.

Linda Johannsen

Attorney for the Trustee

#5453 May 27, June 3, 10, 17, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 12th day  
of July A.D., 19 93 at 11:55 o'clock A.M., and duly recorded in Vol. M93,  
of Mortgages on Page 16699.

Evelyn Biehn

County Clerk

By Debra A Moore

FEE \$10.00

Return: Greene &amp; Markley