

Affidavit of Publication

AFC 40668

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 #5942

TRUSTEE'S NOTICE OF SALE

CAREY D WELCH/FARMERS HOME ADM

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:

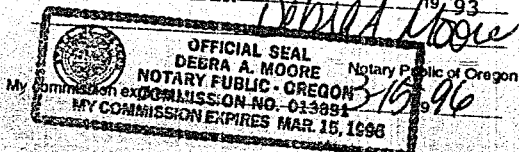
DECEMBER 9, 16, 23, 30, 1993

Total Cost: \$499.20

Sarah L Parsons

Subscribed and sworn to before me this 30TH

day of DECEMBER 19 93



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of JAN A.D., 19 94 at 3:30 o'clock P M., and duly recorded in Vol. M94
of Mortgages on Page 18th day

FEE \$10.00

Evelyn Biehn

County Clerk

By *Sarah Parsons*

TRUSTEE'S NOTICE OF SALE
Reference is made to that
certain trust deed made by
CAREY D. WELCH, as grantor, to
FARMERS HOME ADMINIS-
TRATION, U.S.D.A., as trustee, in
favor of UNITED STATES OF
AMERICA, as beneficiary, dated
April 15, 1987, recorded April 15,
1987, in the mortgage records of
Klamath County, Oregon, in Vol-
ume No. M97, page 6412, covering
the following described real prop-
erty situated in said county and
state, to-wit: For Legal Descrip-
tion See Exhibit "A".

EXHIBIT "A"
A parcel of land in the NW1/4
NE1/4 of Section 1, Township 40
South, Range 7 East of the Willa-
mette Meridian, more particularly
described as follows:

Beginning at a point on the
Northerly right of way line of the
Green Springs Highway, opposite
and 30.0 feet distant from En-
gineer's Center Line Station
1815+71, said point also being 720
feet South and 1456 feet West of
the Northeast corner of Section 1,
TWP. 40 South, Range 7 East,
W.M.; thence North 57 degrees 44
feet East a distance of 150.0 feet
along the said right of way line;
thence North 1 degree 17 feet East
a distance of 185 feet; thence
South 65 degrees 12 feet West a dis-
tance of 226.6 feet; thence South 54
degrees 31 feet East a distance of
215 feet to the point of beginning.

Both the beneficiary and the
trustee have elected to sell the
said real property to satisfy the ob-
ligations secured by said trust deed
and a notice of default has been
recorded pursuant to Oregon Re-
vised Statutes 86.735(3); the de-
fault of which the foreclosure is
made is grantor's failure to pay
when due the following sums:

6 payments in the amount of
\$487.00 each, 1991-92 and 1992-93
real property taxes.

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:

Principal: \$46,477.70 -- In-
terest as of 9/21/92: \$526.32 -- Da-
ily Accrual: \$10.8096

All fees, costs and expenses
incurred in this foreclosure. Re-
capture of subsidized interest. If
any, all sums advanced, if any, to
prevent the property on the bene-
ficiary's interest thereon.

WHEREFORE, notice hereby
is given that the undersigned
trustee will on February 14, 1994,
at the hour of 10:00 o'clock A.M., in
accord with the standard of terms
established by ORS 187.110, at Main
entrance to the Klamath County
Courthouse in the City of KLA-
MATH FALLS, County of KLA-
MATH, State of Oregon, sell at pub-
lic auction to the highest bidder for
cash the interest in the said de-
scribed real property which the
grantor had or had power to con-
vey at the time of the execution by
grantor of the said trust deed, to-
gether with any interest which the
grantor or grantor's successors in
interest acquired after the execu-
tion of said trust deed, to satisfy
the foregoing obligations thereby
secured and the costs and expens-
es of sale, including a reasonable
charge by the trustee. Notice is fur-
ther 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 dis-
missed and the trust deed rein-
stated by payment to the bene-
ficiary 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 cor-
recting any other default complained
of herein that is capable of being
cured by tendering the perfor-
mance required under the obliga-
tion 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 in-
curred in enforcing the obligation
and trust deed, together with trust-
ee's and attorney's fees not ex-
ceeding the amounts provided by
said ORS 86.753.

In construing this notice, the
singular includes the plural, the
word "grantor" includes any suc-
cessor 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 respec-
tive successors in interest, if any.
DATED: September 29, 1993
TRANSAMERICA TITLE IN-
SURANCE COMPANY
SUCCESSOR TRUSTEE
#5942 December 9, 16, 23, 30, 1993