

75705

Vol. M94 Page 4271

K-45772

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 #5955

TRUSTEE'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:

DECEMBER 19, 26, 1993

JANUARY 2, 9, 1993

Total Cost: \$532.48

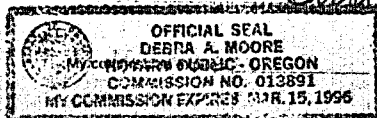
Sarah L. Parsons

Subscribed and sworn to before me this 9TH

day of JANUARY 19 93
Debra A. Moore

Notary Public for Oregon

3-19-96



TRANSFER NOTICE OF SALE
The trustee under the terms
of the Trust Deed described herein
at the direction of the Beneficiary
hereby elects to sell the property
described in the Trust Deed to satisfy
the obligations secured thereby.
Pursuant to ORS 86.753, the following
information is provided:

1. PARTIES:
Grantor: RICHARD K. NEW-
MAN and ARLA R. NEWMAN
Trustee: TRANSMERICA TIT-
LE INSURANCE CO.
Successor Trustee: MICHAEL
C. AROLA

Beneficiary: UNITED STATES
NATIONAL BANK OF OREGON

2. DESCRIPTION OF PROPERTY:
The real property is described as
follows:

PARCEL 1:
All that portion of Tract 48 of
HOMEDALE, according to the of-
ficial plat thereof on file at the of-
fice of the County Clerk of Klamath
County, Oregon, described as follows:

Beginning at a point in the
west right of way line of the County
road known as Homedale Road,
which bears South 0 degrees 20
West 258.4 feet, from the north
easterly corner of said Tract No. 48,
and running thence North 43 de-
grees 30' West parallel with First
Avenue in Homedale, 201.8 feet,
thence at right angles North 46 de-
grees 30' East 60 feet; thence at
right angles South 43 degrees 30'
East 139 feet, more or less to the
Westerly right of way line of said
Homedale Road; thence South 0 de-
grees 20' West 86.61 feet, more or
less to the place of beginning.

PARCEL 2:
All that portion of Tract No. 48
of Homedale, according to the
official plat thereof on file at the of-
fice of the County Clerk of Klamath
County, Oregon, described as follows:

Beginning at the most South-
erly corner of said Tract No. 48,
thence North 54 degrees 30' West
194.5 feet; thence North 43 degrees
30' West 65.9 feet; thence North 46
degrees 30' East 121 feet; thence
South 43 degrees 30' East 168.4
feet, more or less, to the Westerly
line of Homedale Road; thence
South 0 degrees 20' West along the
Westerly line of Homedale Road
121.5 feet, more or less to the point
of beginning.

3. RECORDING: The Trust Deed
was recorded as follows:

Date Recorded: April 1, 1977

Book M-77, Page 5475

Official Records of
Klamath County, Oregon

4. DEFAULT: The Grantor or any
other person obligated on the Trust
Deed and Promissory Note secured
thereby is in default and the
Beneficiary seeks to foreclose the
Trust Deed for failure to pay
monthly payments in the amount
of \$532.48 each, due the first of

each month, for the months of
May, 1993 through October, 1993,
plus late charges and advances,
plus any unpaid real property tax
ES, plus interest.

5. AMOUNT DUE: The amount due
on the Note which is secured by
the Trust Deed referred to herein
is: Principal balance in the amount
of \$8,326.18 plus interest at the rate
of 9% per annum from April 1,
1992, plus late charges of \$35.00.

6. ELECTION TO SELL: The Trust-
tee hereby elects to sell the prop-
erty to satisfy the obligations se-
cured by the Trust Deed. A Trust-
tee's Notice of Default and Elec-
tion to Sell Under Terms of Trust
Deed has been recorded in the Of-
ficial Records of Klamath County,
Oregon.

7. TIME OF SALE:

Date: March 3, 1994

Time: 10:05 a.m. as established

by ORS 187.110.

Place: Front of the Klamath
County Courthouse, 316 Main
Street, Klamath Falls, Oregon.

8. RIGHT TO REINSTATE: Any
person named in ORS 86.753 has
the right, at any time prior to five
days before the Trustee conducts
the sale, to have this foreclosure
dismissed 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, by curing
any other default that is capable of
being cured by tendering the per-
formance required under the obli-
gation or Trust Deed and by paying
all costs and expenses actually in-
curred in enforcing the obligation
and Trust Deed, together with the
trustee's and attorney's fees not
exceeding the amount provided in
ORS 86.753.

Any questions regarding this
matter should be directed to Carol
Mart, Legal Assistant, (503) 686-
8511.

DATED: October 21, 1993

MICHAEL C. AROLA,

Successor Trustee

HERHNER, HUNTER, MOULTON,

ANDREWS & NEILL,

P.O. Box 1475,

Eugene, OR 97440

5955 December 19, 26, 1993

AFTER RECORDING RETURN TO:

Hershner, Hunter, et al

Attn: Carol B. Mart

P.O. Box 1475

Eugene, OR 97440

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 7th day
of Feb. A.D., 19 94 at 11:28 o'clock A M., and duly recorded in Vol. M94
of Mortgages on Page 4271

Evelyn Biehn County Clerk

By *Pauline Mullenbore*

FEE \$10.00