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K-45702

Vol. 94 Page 4912

# 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 #5991TRUSTEE'S NOTICE OF SALEMALCOLM A.R. BERENS & EDWARD N. BERNABE

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 30, 1993JANUARY 6, 13, 20, 1994

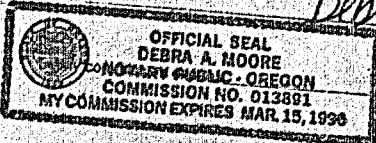
Total Cost:

\$432.64Sarah L. Parsons

Subscribed and sworn to before me this 20TH  
day of

JANUARY19 93Debra A. Moore

Notary Public of Oregon

3-15-96

4913

TRUSTEE'S NOTICE  
OF SALE  
Reference is made to that certain  
Trust deed made between  
MALCOLM A. R. and  
BENJAMIN E. EDWARDS  
BENJAMIN E. EDWARDS (Trustee)  
under that certain  
inter vivos Trust  
dated 1-13-82, as gra-  
nted to GREGORY  
TITLE INSURANCE  
COMPANY, as trustee  
in favor of FRED  
SHIRLEY SEEL, as  
beneficiary, dated Sep-  
tember 12, 1991 recorded  
in the mortgage records  
of Klamath County, Or-  
egon, in Volume No.  
1791, page 2005, or cov-  
ering the following de-  
scribed real property  
situated in said county  
and state, to-wit:  
"Lot 28, Block A,  
Klamath Falls Forest  
Estates Highway 48  
Unit Plat #1, according  
to the official plat  
thereof on file in the  
office of the County  
Recorder, Klamath Coun-  
ty, Oregon, the bene-  
ficiary and the trustee  
have elected to sell the  
said real property to  
satisfy the obligations  
owed by said trust  
deed and a notice of de-  
fault has been record-  
ed pursuant to Oregon  
Statutes, Revised  
§§ 7-1(3); the default  
of which the foreclo-  
sure is made is gra-  
nted when due the following  
sums:  
1. \$10,000.00 plus  
15% interest due from  
9-12-91 to the present;  
2. Taxes for  
years 1990-1991, 1991-  
1992, and 1992-1993 for a  
total of \$282.32 plus in-  
terest;  
3. By reason of said  
default the beneficiary  
has declared all sums  
owed on the obligation  
secured by said trust  
deed immediately due  
and payable said sums  
being the following, to-  
wit:  
\$10,000.00 plus  
15% interest due from  
9-12-91 to the present;  
Taxes due

since 1990-1991 to the  
present, totaling \$282.32  
plus interest;  
WHEREFORE, I, GREGORY  
TITLE INSURANCE COM-  
pany, hereby give notice  
that the undersigned  
trustee will on Febru-  
ary 23, 1994, at the hour  
of 11:00 o'clock A.M.,  
in accordance with the stan-  
dard of time estab-  
lished by ORS 167.116,  
at the steps of the Kla-  
math County Court-  
house, in the City of  
Klamath Falls, County  
of Klamath, State of  
Oregon, sell at public  
auction to the highest  
bidder for cash the in-  
terest 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,  
together with any in-  
terest which the gran-  
tor or grantor's suc-  
cessors in interest ac-  
quired after the exe-  
cution of said trust  
deed, to satisfy the  
foregoing obligations  
thereby secured and  
the costs and expenses  
of sale, including a re-  
asonable charge by the

trustee. Notice is fur-  
ther given that the per-  
son named in ORS  
34.753 has the right, at  
any time prior to five  
days before the date  
set for the sale, to  
have this foreclosure  
proceeding dismissed  
and the trust deed re-  
instated by payment to  
the beneficiary of the  
entire amount then due  
(other than such por-  
tion of the principal as  
would not then be due  
had no default oc-  
curred) and by curing  
any other default com-  
plained of herein that  
is capable of being  
cured by tendering the  
performance required  
under the obligation or  
trust deed, and in addi-  
tion to paying said  
sums or tendering the  
performance neces-  
sary to cure the de-  
fault, by paying all  
costs and expenses ac-  
tually incurred in en-  
forcing the obligation  
and trust deed, to-  
gether with trustee's and at-  
torney's fees not ex-  
ceeding the amounts  
provided by said ORS  
34.753.

In construing this  
notice, the singular in-  
cludes the plural, the  
word "grantor" in-  
cludes any successor in  
interest to the grantor  
as well as any other  
person owing an obli-  
gation, the perfor-  
mance of which is se-  
cured by said trust  
deed, and the words  
"trustee" and "bene-  
ficiary" include the  
respective successors  
in interest, if any.  
DATED: September  
24, 1993  
Kevin W. Thompson  
Successor Trustee  
55991 December 30,  
1993  
January 13, 20, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 14th day  
of Feb. A.D., 19 94 at 3:48 o'clock P.M., and duly recorded in Vol. M94  
of Mortgages on Page 4912  
By Evelyn Biehn County Clerk  
Dawn Mendenhall

FEE \$15.00

CLERK OF COUNTY  
JANUARY 14, 1994  
RECORDED  
Klamath County, Oregon  
NOTARY PUBLIC  
JANUARY 14, 1994