

# 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 #6155

TRUSTEE'S NOTICE OF SALE

CARLOS AND YOLANDA BARRAGAN

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 13, 20, 27, 1994

APRIL 3, 1994

Total Cost: \$559.36

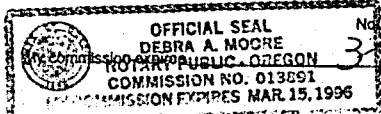
*Sarah L. Parsons*

Subscribed and sworn to before me this 3RD

day of APRIL

19 94

*Debra A. Moore*



Notary Public of Oregon

3/15/96

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Carlos Barragan & Yolanda Barragan, husband and wife, as grantor, to Transamerica Title Insurance Company, as Trustee, in favor of Keith P. Mouser & Barbara L. Mouser, husband and wife, with rights of survivorship, as Beneficiary, dated 2-4, 1983, recorded 2-8, 1983 in the mortgage records of Klamath County, Oregon, in Book No. M-83 at Page 1934, or as reception No. 20222, covering the following described real property situated in said county and state, to-wit:

An 80' by 100' rectangular parcel in the Northeast corner of Lot 18, Block 7, AL-TAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 18; thence 80 feet generally South along the Easterly boundary of said Lot 18; thence generally West 100 feet along a line 80 feet from and parallel to the Northerly boundary of said Lot 18; thence generally North 80 feet along a line 100 feet from and parallel to the Easterly boundary

of said Lot 18; thence generally East 100 feet along the Northerly boundary of said Lot 18 to the point of beginning.

CODE 41 MAP 3909-10AC TL 3600

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

1) Klamath County property taxes of \$3,522.45 plus interest and late charges from 2-15-94;

2) Liens of the a) State of Oregon Employment Division of \$1,911.91 and \$707.46 plus interest and late charges, b) Internal Revenue Service of \$15,534.66 plus interest and penalties, c) SAIF Corporation of \$1,687.61 plus interest and penalties.

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 sum being the following, to-wit:

\$17,118.07 Including interest to 2-2-94 and interest thereafter at 10% per annum.

WHEREFORE, notice hereby is given that the undersigned trustee will on 7-27-1994, at the hour of 10:00 a.m., in accord with the standard time established by ORS 187.110, at 110 N. 6th St., in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by grantor of said trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further 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 dismissed and the trust deed reinstated by payment to the beneficiary 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 curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation 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 incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor 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 respective successors in interest, if any.  
DATED: February 23, 1994  
James R. Uerlings, Successor  
#6155 March 13, 20, 27, 1994 April 3, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Boivin & Uerlings the 7th day  
of April A.D., 19 94 at 9:13 o'clock A.M., and duly recorded in Vol. M94  
of Mortgages on Page 10259

FEE \$10.00

Evelyn Biehn - County Clerk

By *Debra A. Moore*