

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 #6060

Amended Trustee's Notice of Sale

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

Four

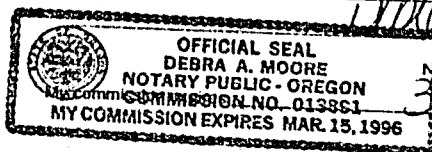
(4 insertions) in the following issues:

February 3, 10, 17, 24, 1994

Total Cost: \$899.84

Sarah L. Parsons

Subscribed and sworn to before me this 24th
day of February 1994



Notary Public of Oregon

Return: Brandsness & Brandsness
411 Pine
Klamath Falls, Or. 97601

AMENDED TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

This notice of sale is given pursuant to ORS 86.735.

(1) PARTIES: GRANTOR: Charles W. Cossey and Ann Von Der Ahe ORIGINAL TRUSTEE: Mountain Title Company, Inc. ORIGINAL BENEFICIARY: William J. Cadman and Lo Etta A. Cadman

(2) DESCRIPTION OF PROPERTY COVERED BY THE TRUST DEED:

DESCRIPTION SHEET Beginning at a point on the Westerly shore of Recreation Creek, said point being the South-easterly corner of that parcel heretofore conveyed to N.E. Salleck and recorded in Volume 150, page 289, Deed Records of Klamath County, Oregon, and said point being more particularly described as being situated from the North-west corner of Section 2, Township 36 South, Range 6 East of the Willamette Meridian, South 24 degrees 03 1/2' West 581.5 feet and thence South 65 degrees 56 1/2' East 784.6 feet; thence from the point of beginning here-in described North 65 degrees 56 1/2' West 182.1 feet to a point on the Easterly side of the Rocky Point Road (State Secondary Highway No. 421); thence along the Easterly side of said Rocky Point Road South 36 degrees 16 1/2' West 90 feet to a point; thence South 65 degrees 56 1/2' East an estimated 204 feet, more or less to a point on the Westerly shore of Recreation Creek; thence along the Westerly or right shore of said Recreation Creek North 26 degrees 38 1/2' East 90 feet, more or less to the point of beginning, situated in Lot 4 of Section 2, Township 36 South, Range 6 East of the Willamette Meridian.

(3) RECORDING: The Trust Deed was recorded on July 13, 1987, in the Mortgage Records of Klamath County, Oregon in Volume M87, Page 12279.

(4) DEFAULT FOR WHICH FORECLOSURE IS MADE: Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and to foreclose said Deed by advertisement and sale. The default for which the foreclosure is made is Grantor's failure to pay when due the following sums owing on said obligations, which sums are

EXCEPTING THERE FROM THE FOLLOWING:

now past due, owing and delinquent. Failure to pay monthly payments of \$1,099.88 for the months of August, September and October, 1993, and a like payment on the first day of each month thereafter, and failure to pay insurance premiums incurred in the sum of \$162.00 on October 5, 1993, plus interest thereon, and payments to the Oregon Department of Veterans Affairs.

(5) **SUM OWING ON OBLIGATION SECURED BY TRUST DEED:** By reason of said default the Beneficiary has declared the entire unpaid balance of all obligations secured by said Trust Deed together with the interest thereon immediately due, owing and payable, said sums being the following, to wit: principal in the sum of \$78,055.81 plus interest at 10% per annum from July 11, 1993 until paid, plus the sum of \$162.00 advanced for insurance plus interest thereon at 10% from October 5, 1993 and the sum of \$1,440.00 as of January 11, 1994 and all further payments to the Oregon Department of Veterans Affairs, plus other expenses advanced by the beneficiary, plus all sums due for taxes, insurance, trustees fees, attorneys fees, and all other sums recoverable by the beneficiary under the note and Trust Deed.

(6) **ELECTION TO SELL:** Take notice that Beneficiary and Trustee have elected to sell the property to satisfy the obligations secured by the Trust Deed and to satisfy the expenses of the sale, including the compensations of the Trustee as provided by law and reasonable attorney's fees, pursuant to ORS 86.705 to 86.795.

(7) **SALE:** The sale shall be held on May 31, 1994, at the hour of 10:15 a.m. Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Law Offices, Brandsness, Brandsness & Rudd, P.C., 411 Pine Street, Klamath Falls, Oregon.

(8) **RIGHT TO DISMISSAL AND REINSTATEMENT:** Take notice that any person named in ORS 86.753 has the right, at any time prior to five (5) 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, or the Beneficiary's successor in interest, 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 of the Trust Deed that is capable of being cured, by tendering the performance required under the obligation or Trust Deed, and in addition to paying the 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 the trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, 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 successors in interest, the word "Trustee" includes any Successor Trustee and the word "Beneficiary" includes

any successor in the interest of the beneficiary named in the Trust Deed.

DATED: JANUARY 27, 1994.

Andrew C. Brandsness

Trustee

411 Pine Street

Klamath Falls, Oregon

97601

(503) 356-2108

#6060 February 3, 10, 17, 24, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 25th day of May A.D., 19 94 at 3:57 o'clock P M., and duly recorded in Vol. M94 of Mortgages on Page 16686

FEE \$15.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall