

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

LIGAL #662

TRUSTEE'S NOTICE OF SALE

DEL E CHINN/TOWN & COUNTRY MORTGAGE INC

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:

JULY 27, 1994

AUGUST 1, 11, 17, 1994

Total Cost: \$583.68

Sarah A. Parsons

Subscribed and sworn to before me this 17TH

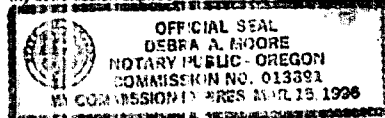
day of AUGUST, 19 94

Debra A. Moore

Notary Public for Oregon

3-15 94

My commission expires



STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of Klamath County Title Co the 2nd day
of Sept. A.D., 19 94 at 3:38 o'clock P.M., and duly recorded in Vol. M94
of Mortgages on Page 27692

FEE: \$10.00

Return: Klamath County Title Co

Evelyn Biehn County Clerk

By Debra A. Moore

TRUSTEE'S NOTICE OF SALE

A certain trust deed, made by
Del E. Chinn and Mariann L. Chinn, husband
and wife as grantors to
Transamerica Title In-
surance Company, as
trustee, in favor of
Town & Country Mort-
gage, Inc., an Oregon
Corporation as Benefi-
ciary, dated October
11, 1983, recorded Oc-
tober 17, 1983, in the
mortgage records of
Klamath County, Ore-
gon, in Book No. M93 at
Page 17754, beneficial
interest having been as-
signed to American
Residential Mortgage
Corporation, covering
the following described
real property:

[PARCEL I]
Tract 13, TOWNSEND
TRACTS, in the County
of Klamath, State of
Oregon.

[PARCEL II]
That portion of Lots 28
and 29, TOWNSEND
TRACTS, in the County
of Klamath, State of
Oregon, lying East of
the U.S.R.S. Drain,
COMMONLY KNOWN AS:
2733 Crest Street,
Klamath Falls, OR
97601

According to the
current beneficiary's
records, the indebted-
ness is owed by Del E.
Chinn and Mariann L.
Chinn.

Both the benefi-
ciary and the trustee
have elected to sell the
said real property to
satisfy the obligations
secured by said trust
deed and a notice of de-
fault has been recorded
pursuant to Oregon Re-
vised Statutes
86.735(3); the default

for which the foreclo-
sure is made is gran-
tor's failure to pay
when due the following
sums:

Monthly pay-
ments in the sum of
\$672.00 from December
1, 1993, together with all
costs, disbursements,
and/or fees incurred or
paid by the beneficiary
and/or trustee, their
employees, agents or
assigns.

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:

\$43,249.66, togeth-
er with interest thereon
at the rate of 13.00%
per annum from No-
vember 1, 1993 together
with all costs, disburse-
ments, and/or fees in-
curred or paid by the
beneficiary and/or
trustee, their em-
ployees, agents or as-
signs.

WHEREFORE,
notice hereby is given
that the undersigned
trustee will on Septem-
ber 14, 1994 at the hour
of 10:00 o'clock A.M. in
accord with the stan-
dard time established
by ORS 187.110, at the
main entrance of the
Klamath County Jail lo-
cated at 3201 Vanden-
berg Road in the City
of Klamath Falls, County
of Klamath, State of Or-
gon, sell at public auc-
tion to the highest bid-
der for cash the inter-
est in the said de-
scribed real property
which the grantor has
or had power to convey
at the time of the exe-
cution of said trust
deed, together with any

interest which the gran-
tor or his successors in
interest acquired after
the execution of said
trust deed, to satisfy
the foregoing obliga-
tions thereby secured
and the costs and ex-
penses of sale, includ-
ing 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 rein-
stated by payment to
the beneficiary of the
entire amount due (oth-
er than such portion of
the principal as would
not then be due had no
default occurred) and
by curing any other de-
fault complained of
herein that is capable
of being cured by ten-
dering the performance
required under the obli-
gations or trust deed,
and in addition to pay-
ing said sums or ten-
dering the performance
necessary to cure the
default, by paying all
costs and expenses ac-
tually incurred in en-
forcing the obligation
and trust deed, togeth-
er with trustee's and at-
torney's fees not ex-
ceeding the amounts
provided by said ORS
86.753.

In construing this
notice, the masculine
gender includes the
feminine and the neu-
ter, 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 per-
formance of which is
secured by said trust

deed, and the words
"trustee" and "benefi-
ciary" include their re-
spective successors in
interest, if any.
KELLY D.
SUTHERLAND
Successor Trustee
Dated 4/1/94
State of Oregon, County
of Multnomah ss:
I, the undersigned,
certify that the forego-
ing is a true and correct

complete and exact
copy of the original
Trustee's Notice of
Sale.
SHAPIRO & KREIS-
MAN
522 SW 5th Avenue
Suite 825
Portland, Oregon
97204
(503) 241-0772
#6626 July 27, Aug. 3/10,
17, 1994