

89389

10-10-94A10:06 RCVD

K-46780

Vol. M94

94-11443
Page 31545

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 #6663

TRUSTEE'S NOTICE OF SALE

DANIEL L PAGE/EQUITABLE SAVINGS AND
ASSOC

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:
AUGUST 10, 17, 24, 31, 1994

Total Cost: \$559.36

Sarah L. Parsons

Subscribed and sworn to before me this 31ST

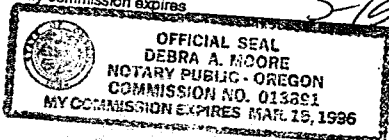
day of AUGUST 19 94

Debra A. Moore

Notary Public of Oregon

My commission expires

3-16-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co
of Oct A.D., 19 94 at 10:06 o'clock A M., and duly recorded in Vol. M94
of Mortgages on Page 31545

FEE \$10.00

Return: Klamath County Title Co

Evelyn Biehn

County Clerk

By *Sarah L. Parsons*

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Daniel L. Page and Pamela J. Page, as tenants by the entirety as grantor, to Transamerica Title Insurance Company, as Trustee, in favor of Equitable Savings and Loan Association, an Oregon Corporation as Beneficiary, dated July 5, 1978, in the mortgage records of Klamath County, Oregon, in Book No. M-78 at Page 14671, beneficial interest having been assigned to Bankers Trust Company of California, N.A., as Trustee for RTC Series 1992-17 as receiver for the Benjamin Franklin Federal Savings and Loan Association, covering the following described real property:

Lot 17, Block 107, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, COMMONLY KNOWN AS: 890 California Avenue, Klamath Falls, OR 97601.

According to the current beneficiary's records, the indebtedness is owed by Michael D. Crutchfield.

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 of which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$373.89 from February 1, 1994 through June 30, 1994 and \$287.29 from July 1, 1994, 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:

\$12,019.77, together with interest thereon at the rate of 12.75% per annum from January 1, 1994, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary, and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 9, 1994, at the hour of 10:00 o'clock, A.M., in accordance with the standard time established by ORS 197.110, at the Main Entrance of the Klamath County Jail located at 3201 Vandenberg Road 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 has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his 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 (rather 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 obligations or trust deed, and in addition to paying said sums of 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 ORS 86.753.

In construing this notice, 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 words "trustee" and "beneficiary" include their respective successors in interest, if any.

KELLY D. SUTHERLAND
Successor Trustee
State of Oregon, County of Multnomah ss:
I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale SHAPIRO & KREISMAN
522 SW 5th Avenue
Suite 825
Portland, Oregon 97204
(503) 241-0772
#6663 August 10, 17, 24, 31, 1994