

32050

12-05-94A11:41 RCVD

Affidavit of Publication

Vol. m94 Page 37009

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 #6658

TRUSTEE'S NOTICE OF SALE

DI-JING HU/TURNSTONE 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:

AUGUST 8, 15, 22, 29, 1994

Total Cost: \$583.68

Sarah Parsons

Subscribed and sworn to before me this

day of

AUGUST

9TH

1994

My commission expires

Notary Public Oregon

3-15-96



OFFICIAL SEAL
DEBORA A. MOORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 013851
MY COM. EXPIRES MAR 15, 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

Dec

A.D. 19

94

at

11:41

o'clock

A.M.

and duly recorded in Vol.

M94

day

on Page 37009

By

Evelyn Biehn

County Clerk

FEE

\$10.00

Richard Fairclough

Mortgages

By Evelyn Biehn

County Clerk

Pauline Mullens

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain
trust deed made by DI-JING HU as Grantor to
COMPANY OF KLA-
MATH COUNTY, as
Trustee, in favor of
TURNSTONE, INC., an
Oregon corporation, as
Beneficiary, dated De-
cember 3, 1991, record-
ed January 2, 1992, in
the Klamath County, Or-
egon, in Vol. M92, page
18, the beneficial in-
terest under said Trust
Deed was assigned by
Instrument dated De-
cember 5, 1991, record-
ed January 2, 1992, in
Microfilm Records of
Klamath County, Ore-
gon, from Turnstone, Inc., an Oregon corpo-
ration, to Kerry S. Penn, a Pennsylvania Prop-
erty Company, Inc., an Oregon corporation cover-
ing the following de-
scribed real property
and state, to-wit:
Lot Block 1,
TRACT 1260, MONTE
VISTA RANCH, accord-
ing to the official plat
thereof on file in the of-
fice of the County Clerk
of Klamath County, Or-
egon.
Both the Bene-
ficiary 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
86.15(3); the default of
which the foreclosure is
made is grantor's fail-
ure to pay when due
the following sum:
Payments in the
amount of \$294.39 due
on August 6, 1992, and
thereafter plus interest
in the amount of
\$5,160.51 plus interest
per grant from May 4, 1994, plus real estate taxes for the fiscal year 1992-93 in the amount of \$559.03, Account No. 3507-007DA-02800, plus real estate taxes for the fiscal year 1993-94 in the amount of \$498.07, Account No. 3507-007DA-2800. 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 sums being the following, to-wit:
\$33,627.76 plus in-
terest in the amount of
\$7,287.77 per diem from
March 9, 1994, plus real estate taxes for the fiscal year 1992-93 in the amount of \$559.03 plus accruing interest, Ac-
count No. 3507-007DA-02800, plus real estate taxes for the fiscal year 1993-94 in the amount of \$498.07 plus accruing interest, Ac-
count No. 3507-007DA-2800.
WHEREFORE, notice hereby is given that the undersigned trustee will on Decem-
ber 6, 1994, at the hour of 10:00 o'clock, A.M., in accordance with the standard of time estab-
lished by ORS 187.110, at Klamath County Courthouse Annex, 305 Main Street, 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 or had power to convey-
ation by him of the 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 claiming an interest in the said real property 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 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 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 said ORS 88.753.
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 which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.
RICHARD FAIRCLOUGH
SUCCESSOR TRUSTEE
#6658 August 8, 15, 22, 29, 1994

Return: Richard Fairclough
280 Main St
Klamath Falls, Or
97601