

94376

02-02-95A11:37 RCVD

Vol. M95 Page 2443

# 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 #6942

### PUBLICATION OF 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:

DECEMBER 15, 22, 29, 1994

JANUARY 5, 1995

Total Cost: \$505.60

*Sarah L. Parsons*

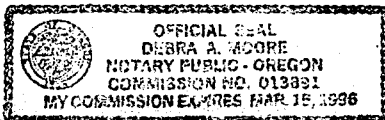
Subscribed and sworn to before me this FIFTH

day of JANUARY 19 95

*Debra A. Moore*

Notary Public of Oregon

My commission expires 3-15 19 96



TRUSTEE'S NOTICE  
OF SALE  
Klamath Falls, Oregon  
I, DEBRA A. MOORE,  
NOTARY PUBLIC FOR  
OREGON, do hereby  
certify that the  
MOUNTAIN TITLE  
COMPANY, as trustee,  
in favor of AARON E.  
ABTS, beneficiary,  
dated November 15,  
1985, recorded Novem-  
ber 27, 1985, in the  
mortgage records of  
Klamath County, Ore-  
gon, in Volume No. 7485  
at page 19510, or on file/  
Instrument/Micro-  
film/reception No. 55860  
covering the fol-  
lowing described real  
property situated in  
said county and state,  
to-wit:

Tract 92 of PLEASANT  
HOME TRACTS, ac-  
cording to the official  
plat thereof on file in  
the office of the County  
Clerk of Klamath Coun-  
ty, Oregon.

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 86.735(3);  
the default of which the  
foreclosure is made is  
grantor's failure to pay  
when due the following  
sums: Monthly install-  
ment payments of prin-  
cipal, interest and real  
property taxes in the sum  
of \$332.37. As of 9/2/94,  
the total amount of such  
payments delinquent and  
in default was \$3,087.42.  
Monthly installment  
payments of not less than  
\$332.37 will continue to  
accrue on the first day of  
each month thereafter.

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:

Current principal bal-  
ance is \$30,306.90. Inter-  
est at 10.5% is due  
thereon from May 27,  
1994 until paid.

WHEREFORE,  
notice hereby is given  
that the undersigned  
trustee will on Febru-  
ary 13, 1995, at the hour  
of 10:00 o'clock, A.M.,  
in accord with the stan-  
dard of time estab-  
lished by ORS 86.735,  
at 635 Main Street, Law  
Office of Bill Ganong,

and the County  
Clerk of Klamath  
County, Oregon, will  
sell the said real prop-  
erty to satisfy the obli-  
gations secured by the  
trust deed, and the costs  
and expenses of sale,  
including a reasonable  
charge by the trustee.  
Notice is further  
given that any per-  
son named in ORS  
86.735 has the right at  
any time prior to five  
days before the date  
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 por-  
tion of the principal as  
would not then be due  
had no default occur-  
red) and by curing  
any other default com-  
plained of herein that is  
capable of being cured  
by tendering the per-  
formance required un-  
der the obligation or  
trust deed, and in ad-  
dition to paying said  
sums of tendering the per-  
formance necessary to  
cure the default, by  
paying all costs and ex-  
penses actually in-  
curred in enforcing the  
obligation and trust  
deed, together with  
trustee's and attorney's  
fees not exceeding the  
amounts provided by  
said ORS 86.735.

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 which is re-  
quired by said trust  
deed, and the words  
"trustee" and "benefi-  
ciary" include their re-  
spective successors in  
interest if any.  
DATED: September 21,  
1994.  
Bill Ganong  
Successor Trustee  
and County Clerk  
Klamath County, Oregon  
September 21, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William Ganong the 2nd day  
of Feb A.D., 19 95 at 11:37 o'clock A M., and duly recorded in Vol. M95  
of Mortgages on Page 2443

FEE \$10.00

Bernetha G. Letsch County Clerk

By *Debra A. Moore*