

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 # 6890

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:

NOVEMBER 17, 24, 1994

DECEMBER 1, 8, 1994

Total Cost: \$632.00

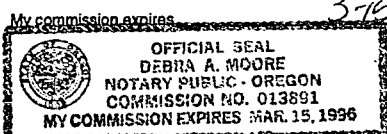
Sarah P. Parsons

Subscribed and sworn to before me this EIGHTH
day of DECEMBER 19 94

Debra A. Moore

Notary Public c. Oregon

375 19 94



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by GEORGE FILIPPENKO and ELIZABETH M. FILIPPENKO, husband and wife, as Grantor, to Klamath County Title Company, as Trustee, in favor of WILLIAM A. BUTLER and JUNE D. BUTLER, husband and wife, as Beneficiary, dated November 30, 1992, recorded November 30, 1992, in the Mortgage Records of Klamath County, Oregon in Vol. M92, page 28302, covering the following described real property situated in said county and state, to-wit:

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A portion of that tract of land recorded in Volume 242 page 100 of Deed Records of Klamath County, Oregon, described therein as being that portion of the NW 1/4 NE 1/4 of Section 24, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, described as follows: Beginning at the Northeast Corner of the above described tract of land which point of beginning is the Northeast Corner of the NW 1/4 NE 1/4 of Section 24 and bears West along the Section line a distance of 1339.75 feet from the Northeast Corner of said Section 24; thence continuing West along the Section line a distance of 125 feet; thence S. 0°19' W. 167 feet; thence East parallel to the North Section line 125 feet; thence N. 0°19' E. 167 feet to the point of beginning. Excepting therefrom any portion lying in Airway Drive.

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

§6.753(1), the default of which the foreclosure is made is grantor's failure to pay when due the following sums: Payments in the amount of \$242.01 due on December 3, 1993, and February 3, 1994, and each and every month thereafter; plus real estate taxes in the amount of \$602.87 plus interest, Account No. 3909-24A-700 Key No. 582630; plus real estate taxes for the fiscal year 1994-95 are a lien but not yet payable.

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:

\$14,247.67 plus interest accruing at the rate of \$5.8552 per day from January 3, 1994; plus real estate taxes in the amount of \$602.87 plus interest, Account No. 3909-24A-700 Key No. 582630; plus real estate taxes for the fiscal year 1994-95 are a lien but not yet payable.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 17, 1995, at the hour of 10:00 o'clock A.M., in accordance with the standard of time established by ORS 187.110, at Klamath County Courthouse Annex, front steps, 305 Main Street, in the City 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 had or had power to convey at the time of the execution 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 fur-

ther given that any person named in ORS §6.753 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 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 §6.753.

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.

DATED: November 9, 1994

Richard Fairclo
Successor Trustee
#6890 November 17, 24,
1994 December 1, 8,
1994

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Richard Fairclo the 15th day
of March A.D., 19 95 at 3:55 o'clock P. M., and duly recorded in Vol. M95
of Mortgages on Page 5867

FEE \$10.00

RETURN TO: Richard Fairclo
280 Main St
Klamath Falls, Or 97601

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch