

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

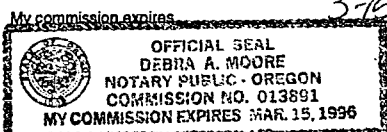
Sarah P. Parsons

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 FILIPPEN
KO and ELIZABETH
M. FILIPPENKO, hus-
band and wife, as Gran-
tor, to KLAMATH
COUNTY TITLE COM-
PANY, as Trustee, in
favor of WILLIAM A.
BUTLER and JUNE D.
BUTLER, Husband and
Wife, as Beneficiary,
dated November 30,
1992, recorded Novem-
ber 30, 1992. In the
Mortgage Records of
Klamath County, Ore-
gon, in Vol. M92, page
28302, covering the fol-
lowing described real
property situated in
said county and state,
to-wit:

DESCRIPTION OF PROPERTY

The following described
real property situate in
Klamath County, Ore-
gon:

A portion of that tract
of land recorded in Vo-
lume 242 page 100 of
Deed Records of Klamath
County, Oregon,
described therein as
being that portion of
the NW1/4NE1/4 of
Section 24, Township 39
South, Range 9 E.W.M.,
Klamath County, Ore-
gon, described as fol-
lows: Beginning at the
Northeast Corner of the
above described tract
of land which point of
beginning is the North-
east Corner of the
NW1/4NE1/4 of Section
24 and bears West along
the Section line a dis-
tance 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 be-
ginning. Excepting
therefrom any portion
lying in Airway Drive.

Both the benefici-
ary 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
86.753(5), the default of
which the foreclosure is
made is grantor's fail-
ure 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 in-
terest 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 es-
tate 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 estab-
lished 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 in-
terest in the said de-
scribed real property
which the grantor had
or had power to convey
at the time of the ex-
ecution by him of the
said trust deed, togeth-
er with any interest
which the grantor or his
successors in interest
acquired after the ex-
ecution of said trust
deed, to satisfy the
foregoing obligations
thereby secured and
the costs and expenses
of sale, including a rea-
sonable charge by the
trustee. Notice is fur-

ther given that any per-
son 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 paying to the
beneficiary of the
entire amount then due
other than such portion
of the principal as
would not then to be
due had no default oc-
curred) 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 86.753.

In construing this
notice, the masculine
gender includes the fe-
minine 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 per-
formance which is se-
cured by said trust
deed, and the words
"trustee" and "benefici-
ary" include their re-
spective 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