

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 # 7531

TRUSTEE'S NOTICE

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:

JUNE 29, 1995

JULY 6, 13, 20, 1995

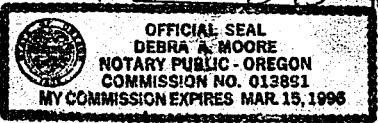
Total Cost: \$581.44

Subscribed and sworn to before me this 20th.
day of JULY 19 95

Debra A Moore

Notary Public of Oregon

My commission expires 3-15 19 96



15-00
c/c

Abstract of Publication

...the amount of \$250.00 on January 1, 1994, and each and every month thereafter, plus real property taxes for the fiscal year 1991-92, paid by beneficiaries Shunn & Salvage. In the amount of \$944.01 plus interest from April 27, 1995, for fiscal year 1992-93 in the amount \$590.72 plus interest; for the fiscal year 1993-94 in the amount of \$350.13 plus interest; for the fiscal year 1994-95 in the amount of \$296.65 plus interest; Account No. 3909-005CA-03200; Key No. 533211.

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:

\$24,041.02 plus interest in the amount of \$407.64 per day from June 16, 1995, plus real property taxes for the fiscal year 1991-92, paid by beneficiaries Shunn & Salvage. In the amount of \$944.01 plus interest from April 27, 1995; for fiscal year 1992-93 in the amount \$590.72 plus interest; for the fiscal year 1993-94 in the amount of \$350.13 plus interest; for the fiscal year 1994-95 in the amount of \$296.65, plus interest; Account No. 3909-005CA-03200; Key No. 533211.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 8, 1995, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Klamath County Courthouse Annex, front steps, 305 Main, in the City of Klamath Falls, County of Klamath,

...their respective successors in interest. If the trustee fails to pay the sums due on or before the time of the sale, the trustee shall be deemed to have authorized the beneficiary to sell the property together with any interest which the grantor or beneficiaries may have in the property, 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 of 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 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 required by said trust deed, and the words "trustee" and "beneficiary" include

...their respective successors in interest. If the trustee fails to pay the sums due on or before the time of the sale, the trustee shall be deemed to have authorized the beneficiary to sell the property together with any interest which the grantor or beneficiaries may have in the property, 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 of 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 86.753.

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by CHARLES A. BROWN as the Grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as Trustee, in favor of ELLEN E. SHUNN as beneficiary, dated November 28, 1988, recorded January 4, 1989, in Volume M89 page 168 of the Mortgage Records of Klamath County, Oregon; the beneficial interest under said Trust Deed was assigned by instrument dated August 18, 1992, recorded August 24, 1992, at Vol. M92, page 19191, Microfilm Records of Klamath County, Oregon, from Ellen E. Shunn to Ellen E. Shunn and Elda L. Salvage, with rights of survivorship, covering the following described real property situated in said county and state, to-wit:

Lot 1, Block 1, RIVERVIEW ADDITION, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

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

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fariclo the 1st day of November 1995 at 11:46 o'clock A M., and duly recorded in Vol. M95 of Mortgages on Page 29909.

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Annette Mueller