

9825

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, 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 in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL # 7795

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:

Oct. 2, 9, 16, 23, 1995

Total Cost: \$520.88

Subscribed and sworn before me this 23rd
day of Oct. 19 95

Debra A. Moore
Notary Public of Oregon

My commission expires

3-15 1996



OFFICIAL SEAL
DEBRA A. MOORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 013891
MY COMMISSION EXPIRES MAR. 15, 1996

Return: Douglas Osborne
439 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Douglas V. Osborne the 30th day
of November A.D., 19 95 at 9:21 o'clock A M., and duly recorded in Vol. 195
of Mortgages on Page 32650.

FEE \$10.00
Copy .50

By Bernetha G. Letsch, County Clerk
Annette Mueller

TRUSTEE'S NOTICE

Reference is made to that certain
trust deed made by VE
LORIS THOMPSON, as
grantor, to MOUNTAIN
TITLE COMPANY OF
KLAMATH COUNTY,
as trustee, in favor of
ABBIE LONGUEIRA
AND CARMEN LONGUEIRA OF THE SURVIVOR THEREOF, as
beneficiary, dated July
22, 1993, recorded August 25, 1993, in the
mortgage records of
Klamath County, Oregon, in book No. M23,
page 21318, covering

the following described
real property situated
in said county and
state to-wit: Lot 343 and 345,
Odessa Summer Home
Sites, 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 86.735(3), the default of which the foreclosure is made is grantor's failure to pay when due the following sums:

Payments made not less than \$206.82 per month from December 15, 1993, through and including July 15, 1995, for a total sum \$4,136.40 plus interest and subsequent installments of five annual payments of \$1,000.00 each, beginning on August 1, 1995, and continuing until the

the terms and provisions of the Note and Trust Deed.

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:

\$9,784.95 plus interest and late charges from December 15, 1993 at 8% per annum until paid and all sums expended by the beneficiary pursuant to the Note and Trust Deed, plus any and all property taxes owing.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 12, 1995, at the hour of 11:00 o'clock, A.M., in accordance with the standard of time established by ORS 187.110, at 439 Pine Street, in the City of Klamath Falls, County 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 grantor of said trust deed, together with any interest which the grantor or grantor's 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 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 proceedings 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 paying any other

fees herein provided, or of being substituted, pending the performance required under the obligation of said deed, and in doing so, the beneficiary is not 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 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 secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED AUGUST 10, 1995

DOUGLAS V. OSBORNE, TRUSTEE

State of Oregon, County of Klamath ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Douglas V. Osborne
Attorney for said Trustee
7775-October 2, 9, 16, 23, 1995