

9826

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 # 7796

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: \$556.16

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Douglas V. Osborne
of Novmeber A.D., 19 95 at 9:21 o'clock AM., and duly recorded in Vol. 1195
of Mortgages on Page 32651

FEE \$10.00
Copy .50

Return: Douglas Osborne 439 Pine St KFO 97601
the 30th day
By Bernetha G. Letsch, County Clerk

TRUSTEE'S NOTICE
Reference is made to the Trust Deed, dated Sept. 20, 1994, recorded Sept. 20, 1994, in the Mortgage Records of Klamath County, Oregon in Book No. 1194, page 3077, covering the following described real property situated in said county and state, to-wit:
The Easterly 60 feet of Lot 1, Block 18 of FAIRVIEW ADDITION NO. 2, to the City of Klamath Falls, 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 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 of not less than \$400.00 per month from October 20, 1994, through and including July 20, 1995, except for a credit of \$31.80 credited to the account on October 20, 1994, for a total sum of \$3,968.20 plus interest and subsequent installments of like amounts; subsequent amounts for assessments due under 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:
\$34,000.00, plus interest and late charges from September 20, 1994, at the rate of 10% per annum until paid, all sums expended by the beneficiary pursuant to the terms and provisions of the Note and Trust Deed, and all property taxes owing, and all judgments liens on the property.
WHEREFORE notice hereby is given that the undersigned trustee will on December 12, 1995, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 86.710, at 439 Pine Street, in the City of Klamath Falls, 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 the 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 86.735 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 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 of trust deed, and by not paying said sums

or 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 86.735.

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:

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
27796 October 2, 9, 16, 23, 1995