

# 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 #7976

STANDARD TRUSTEE SERVICE

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:

DECEMBER 29, 1995

JANUARY 5/12/19, 1996

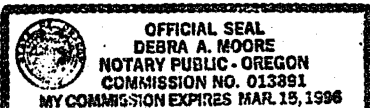
Total Cost: \$580.88

Subscribed and sworn before me this 19TH  
day of JANUARY 19 96

*Debra A. Moore*

Notary Public of Oregon

My commission expires 3-15 19 96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 7th day  
of Feb A.D., 19 96 at 2:58 o'clock P M., and duly recorded in Vol. M96  
of Mortgages on Page 3613

FEE \$10.00

By *Bernetha G. Leach* Bernetha G. Leach, County Clerk

**STANDARD TRUSTEE SERVICE COMPANY**  
WASHINGTON  
2600 STANWELL  
DRIVE, SUITE 200  
(503) 403-1000

**TRUSTEE'S NOTICE OF SALE**  
T.S. # 025 (NOV) 1695  
LOAN # 4040689/  
MCCARTY

The Trustee, under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Trust Deed to satisfy the obligations secured thereby.

**A. PARTIES IN THE TRUST DEED:**  
DEBTOR(S): JIM MCCARTY AND WENDY MCCARTY  
TRUSTEE: ASPEN TITLE  
BENEFICIARY: TRANSAMERICA FINANCIAL SERVICES

**B. DESCRIPTION OF PROPERTY:**  
LOT 1 IN BLOCK 34, OF FIFTH ADDITION TO KLAMATH RIVER ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON CODE 21, MAP 4008-68B, TAX LOT 1700.

Property commonly known as: VACANT LOT LOT 1 BLOCK 34, KLAMATH RIVER ACRES, FIFTH ADDITION, KENO, OR

**C. TRUST DEED INFORMATION:**  
DATED DATE: MAY 21, 1993  
RECORDING DATE: MAY 26, 1993  
R E C O R D I N G NUMBER: 62024 BK M/ 93 PG 11904

**RECORDING PLACE:**  
Official records of the County of KLAMATH State of Oregon.

**D. DEFAULT:**  
The Debtor(s) are in default and the Beneficiary elects to foreclose the Trust Deed for failure to pay:

1. Monthly Payments;  
Monthly installments and late charges from JANUARY 30, 1994 and all subsequent installments and late charges at variable payments.

**TOTAL PAYMENTS AND LATE CHARGES:**  
\$8,460.00

Deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 et seq., and to cause to be sold at public auction to the highest bidder, for cash or certified funds, the interest in the said described property which the Debtor(s) had, or had the power to convey, at the time of the execution of the Trust Deed Together with any interest the Debtor or successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said trust deed together with the expenses of the sale, including the compensations of the Trustee as provided by law, and the reasonable fees of Trustee's Attorney.

**G. TIME AND PLACE OF SALE:**  
TIME: 10:00 A.M. ON FRIDAY FEBRUARY 16, 1996  
PLACE: KLAMATH COUNTY COURT HOUSE 316 MAIN STREET, KLAMATH FALLS, OR 97601.

**H. RIGHT TO REINSTATE:** NOTICE IS FURTHER GIVEN that any time prior to five days before the sale, this foreclosure proceeding may be dismissed and the Trust Deed reinstated by payment to the Trustee 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 all costs and expenses to the Trustee actually incurred by Beneficiary and Trustee in enforcing the obligation and Trust Deed, together with Trustee's fees and Attorney's fees.

Dated: 8/28/95  
Victoria Hatch, Esq.  
1 SW Columbia Avenue, Ste. 1220  
Portland, Oregon 97258  
(503) 224-1170

By *VICTORIA HATCH, ESQ.*  
8/28/95  
January 5, 12, 19, 1996

**2. Other Arrangements:**  
3. **TOTAL AMOUNT DUE:** \$8,460.00  
E. **AMOUNT DUE:** The Beneficiary has declared all sums owing on the obligation and Trust Deed immediately due and payable, said sums being:  
Principal Balance: \$12,584.53  
In addition to said principal, interest as provided in the Note or other instrument secured, shall be payable from 11-30-1993, as well as all Trustee's fees and costs, Attorney's fees and costs, and all foreclosure costs.

**F. ELECTION TO SELL:** NOTICE HEREBY IS GIVEN that the Beneficiary and Trustee, by reason of said default have elected and do hereby elect to foreclose said Trust