

21902

## Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

9:47  
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 #8518

TRUSTEE'S NOTICE.....

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for FOUR

( 4 ) insertion(s) in the following issues:

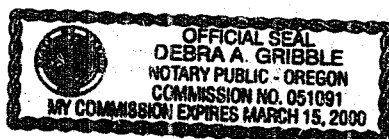
JUNE 26

JULY 3/10/17, 1996

Total Cost: \$539.88

Subscribed and sworn before me this 17TH  
day of JULY, 1996

*Debra A. Gribble*  
Notary Public of Oregon

My commission expires Mar 15 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jim N Slothower, P.C. the 24th day  
of July A.D., 1996 at 9:47 o'clock AM., and duly recorded in Vol. M96  
of Mortgages on Page 22214

FEE \$ 10.00

Bernetha G Letsch, County Clerk

By *Cherry Qualls*

Return: Jim N Slothower, P.C.  
P.O. Box 351  
Bend, Oregon 97709

<p><b>TRUSTEE'S NOTICE</b></p> <p>Whereas, there has been made by certain persons, the Bishop of the Western Episcopal Diocese of Oregon, Inc., as beneficiary, a mortgage in favor of said trustee, this said mortgage being recorded in the County of Klamath, Oregon, in Volume No. 106 at page 3482, covering the following described real property situated in said county and state, to wit:</p> <p>Lot 34, in Block 1, Tract 1099, Split Ball Ranch, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.</p> <p>Real property and its interest therein.</p> <p>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 86.725(3), the default for which the foreclosure is made is grantor's failure to pay when due the following sums:</p> <p>Monthly payments of \$170.00 from February 14, 1995, through the present, plus late charges of \$50 per month per payment from February 1995, 1994-95 and 1995-96 real property taxes, title expenses, costs, trustee's and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.</p> <p>By reason of said default, the beneficiary has declared all sums owing on the obligation</p>	<p>secured by said trust deed, to be due and payable, with interest, to the beneficiary at the rate of 12% per annum from August 14, 1995, until paid, plus accrued late charges, and interest, costs, trustee's and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.</p> <p>WHEREFORE, notice hereby is given that the undersigned trustee will on September 18, 1996, at the hour of 10:00 o'clock A.M., in accordance with the standard of time established by ORS 86.710, at the front steps of the Klamath County Court House Annex, 305 Main 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 him of the said trust deed, together with any interest which the grantor or his 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 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</p>	<p>capable of being cured by the beneficiary, notice is given that the obligation of trust deed, in addition to 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 86.753.</p> <p>In complying with this notice, the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as set forth in the said trust deed, as any other person owing an obligation, the performance of which is secured by the said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.</p> <p>DATED April 30, 1996 JIM N. SLOTHOWER SUCCESSOR TRUSTEE #8518 June 26, 1996 July 3, 10, 17, 1996</p>
---	--	--