

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 #8481

NOTICE OF DEFAULT.....

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 13/20/27

JULY 4, 1996

Total Cost: \$707.84

Subscribed and sworn before me this 4TH
day of JULY 1996

Debra A. Grizzle

Notary Public of Oregon

My commission expires MAY 15 2000

NOTICE OF DEFAULT
TO BE
PUBLISHED IN 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 UNDERSIGNED TRUSTEE WILL ON OCTOBER 15, 1996 AT THE HOUR OF 10 AM, STANDARD TIME, AS ESTABLISHED BY SECTION 162.110, OREGON REVISED STATUTES, AT 419 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 SAID DESCRIBED REAL PROPERTY WHICH THE GRANTORS HAD OR HAD POWER TO CONVEY AT THE TIME OF THE EXECUTION BY HIM OF SAID TRUST DEED, TO SATISFY THE FOREGOING OBLIGATIONS THEREBY SECURED AND THE COSTS OR THEIR SUCCESSOR 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 SECTION 86.753 OF OREGON REVISED STATUTES HAS THE RIGHT, AT ANY TIME PRIOR TO FIVE DAYS BEFORE THE TRUSTEE CONDUCTS 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 OR TRUST DEED, AND 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 SECTION 86.753 OF OREGON REVISED STATUTES.

IN CONSTRUING THIS NOTICE, THE MALE/GENDER INCLUDES THE

PARCEL 1
All that portion of lots 20 and 21, Re-subdivision Plat of Block 125, HILLS ADDITION TO KLAMATH FALLS, described as follows: Beginning at the North-east corner of Lot 21; thence West along the North line of Lot 21, 17 feet; thence Southwest-erly at an angle of 103 degrees, 27' with Orchard Avenue 77 feet; or less to the Southwesterly line of Lot 21; thence South-esterly 4.5 feet to the South corner of Lot 21; thence Southeast-erly along Southwesterly line of Lot 20, 21 feet; thence Northeasterly at an angle of 104 degrees, 20' with Orchard Ave-nue 78.3 feet, more or less, to the North line of Lot 20; thence West 18 feet to the place of be-ginning.

PARCEL 2
Being all that portion of the strip of land conig-uous to the Southeast-erly 4.5 feet (dead dis-tance) of Lot 21 and the Southwesterly 21 feet (dead distance) of Lot 20, Block 125, HILLS ADDITION to the City of Klamath Falls, Clatsop County, Oregon, which subdivi-des the east portion of said lots 20 and 21 and the west portion of said Lot 24 ac-cording to the plat in the War-ry record dated Sep-tember 30, 1974, record-ed in Volume M24 at page 12443, Klamath County, Oregon, when extended to the center-line of that strip of land described in that cer-tain correction deed to the United States dated September 29, 1912, recorded in Book 38 at page 245, Dead Records of Klamath County, Oregon.

Both the benefici-ary 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 Section 86.735(3) of Oregon Revised Statutes. The Default for which the foreclosure is made is grantor's failure to pay when due the fol-lowing sums:

Taxes for the fis-cal year 1992-1993 in the sum of \$381.31 plus in-terest.

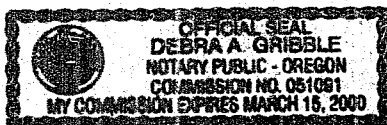
Taxes for the fis-cal year 1993-1994 in the sum of \$365.43 plus in-terest.

Taxes for the fis-cal year 1994-1995 in the sum of \$333.09 plus in-terest.

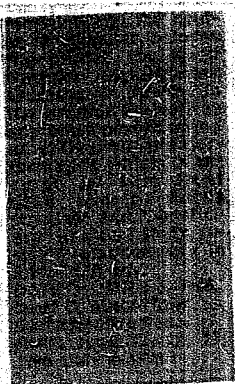
Taxes for the fis-cal year 1995-1996 in the sum of \$323.64 plus in-terest.

By reason of said default, the beneficiary has declared all sums secured by said trust deed immediately due and payable, said sum being the following, to-wit: \$230,259.37, as of May 11, 1996 plus inter-est.

WHEREFORE



53287
25919



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Scott D MacArthur the 22nd day
of August A.D., 19 96 at 9:40 o'clock A.M., and duly recorded in Vol. M96
of Mortgages on Page 25918

Bernetha G Letsch, County Clerk

By

FEE \$15.00

Return: Spencer
419 Main Street
KRO 97601