

# Affidavit of Publication

ATC #0404737

## 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 #8642

TRUSTEE'S NOTICE.....

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

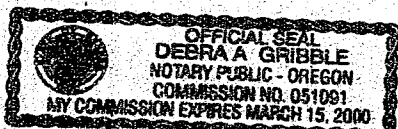
( 4 ) insertion(s) in the following issues:

AUGUST 9/16/23/30, 1996

Total Cost: \$480.32

Subscribed and sworn before me this 30TH  
day of AUGUST 19 96

*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 Aspen Title & Escrow the 18th day  
of September A.D., 19 96 at 3:54 o'clock P. M., and duly recorded in Vol. M96  
of Mortgages on Page 29668.

FEE \$10.00

Bernetha G. LETSCH County Clerk

By Kathleen

TRUSTEE'S NOTICE OF SALE. Reference is made to the certain Trust Deed made by PHILLIP FIELDS as grantor, to Josephine Crater, Title Guaranty Ins. and Oregon Corporation, as trustee, in favor of LARRY R. LEWIS and JANE E. LEWIS as beneficiary, dated October 16, 1995, and recorded October 26, 1995, in Volume Map 23302, and recorded November 29, 1995, in Volume Map 23302, Page 37642, Records of Klamath County, Oregon, covering the following described real property in said county and state: Lot 11 in Block 1 of LA TAKOMIE SHORES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. COMMONLY KNOWN AS 3435 Malduwa, Chiloquin, OR 97624. 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 Section 86.735(3) of Oregon Revised Statutes; the default for which foreclosure is had, no default occurred; grantor's failure to pay when due any other default committed by the following sums: monthly payments in the amount of \$729.17, due for January 1996, through present, plus late charges, delinquent property taxes and advances, if any. 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 \$42,500.00, plus interest, accrued late charges and advances. WHEREFORE, notice is hereby given that the undersigned trustee will, in construing this notice, construe the masculine gender to include the feminine and the neuter.

Section 86.730, Oregon Revised Statutes, at the County Building located at 414 Main Street in the City of Klamath Falls, County of Klamath and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check 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 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 if 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.

On October 15, 1996, at the hour of 10:00 a.m., the masculine gender includes the feminine and the neuter.

DATED: this 10th day of May, 1996.  
JANUQUA TITLE & ESCROW SERVICES, INC., Trustee  
By James W. Sibbald, President  
#3642 Aug. 9, 16, 23, 30, 1996