

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 #9137

TRUSTEE'S NOTICE.....

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:

JANUARY 19/26

FEBRUARY 2/9, 1997

Total Cost: \$480.32

Subscribed and sworn before me this 9TH
day of FEBRUARY 19 97

Debra A. Whipple

Notary Public of Oregon

My commission expires 3-15 2000

Return: Brown, Hughes, Bird, Lane & Rote
Attorney's at Law
P.O. Box 1249
Grants Pass, Or 97526

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 25th day
of February A.D., 19 97 at 2:14 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 5580

FEE \$10.00

by *Bernetha G. Letsch*
Bernetha G. Letsch, County Clerk

TRUSTEE'S NOTICE
NOTICE IS HEREBY
GIVEN THAT THE OBLI-
GATION SECURED BY THE
TRUST DEED DESCRIBED
HEREIN IS IN DEFAULT, AND
THAT THE BENEFICIARY HAS
ELECTED TO FORECLOSE THE
TRUST DEED PURSUANT TO
ORS 86.703, 86.795. No
action is now pending to
recover any part of the
debt secured by the
trust deed.
Information re-
quired by ORS 86.735
and ORS 86.745 is as fol-
lows:
1. Grantors: JACK
LUOMA and DELIAH
M. LUOMA
2. Trustee: JO-
SEPHINE CRATER TI-
TLE COMPANIES, INC.
Successor Trust-
tee: THOMAS M.
KEARNEY
3. Beneficiary: FLOYD A. MCCURDY
4. Property cov-
ered by the trust deed:
Lot 547 and the West
half of Lot 548 in Block
1277, Mills Addition
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.
(Account No. 3809-
33AD-16100; Key No.
42622)
5. PROPERTY
ADDRESS: 1942
2447 DIARROW AVE
KLAMATH FALLS,
OREGON 97603
6. The trust deed
was dated February 10,
1995, and recorded on
February 15, 1995, in
Volume M95, Pages
3414-3416, of the Official
Records of Klamath
County, Oregon, and re-
recorded on April 17,
1995, in Volume M95,
Pages 9578-9579, Official
Records of Klamath
County, Oregon.
7. Default for
which foreclosure is
made is failure to pay
the following:
(a) Monthly pay-
ments of \$556.36 each
commencing 07/06/96
and thereafter.
(b) Late payment
penalty charge of 5% of
the payment amount
for any payment made
after 15 days from due
date.
(c) 1995-96 delin-
quent real property
taxes, plus interest
thereon.
The sums ow-
ing on the obligation se-
cured by the trust deed
are:
(a) The principal
sum of \$43,338.67, with
interest thereon at the
rate of 15.000 percent
per annum beginning
06/04/96 until paid.
(b) Unpaid inter-
est in the amount of
\$7.36.
(c) Late payment
penalty charge of 5% of
the payment amount
for any payment made
after 15 days from due
date.
(d) 1995-96 real
property taxes, plus in-
terest thereon.
(e) Title expense,
costs, trustee's fees
and attorney's fees in-
curred hereto by rea-
son of said default; and
any further sums ad-
vanced by the benefi-
ciary for the protection
of the above described
real property and bene-
ficiary's interest there-
in.
8. The beneficiary
has and does elect to
sell the property to sat-
isfy the obligation. A
Notice of default was
recorded on October
25, 1996, in Volume M96,
Pages 33825-33827, Of-
ficial Records of Klamath
County, Oregon.
9. The property
will be sold in the man-
ner prescribed by law
on March 19, 1997, at
10:00 o'clock A.M. stan-
dard time as estab-
lished by ORS 187.110,
at the front steps of the
Klamath County Court-
house, City of Klamath
Falls, Oregon.
10. Interested per-
sons are notified of the
right under ORS 86.753
to have this proceeding
dismissed and the trust
deed reinstated by pay-
ment to the beneficiary
of the entire amount
then due, other than
such portion of the prin-
cipal as would not then
be due had no default
occurred, together with
costs, trustee's and at-
torney's fees, and by
during any other de-
fault completed or in
this notice at any time
prior to five (5) days
before the date the suc-
cessor trustee conducts
the sale.
THIS IS AN ATTEMPT
TO COLLECT A DEBT
AND ANY INFORMA-
TION OBTAINED WILL
BE USED FOR THAT
PURPOSE.
Dated this 28th
day of October, 1996.
THOMAS M. KEARNEY
SUCCESSOR TRUSTEE
#9137, January 19, 1997
1997, February 2, 9, 1997