

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 #9112

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:

JANUARY 9/16/23/30, 1997

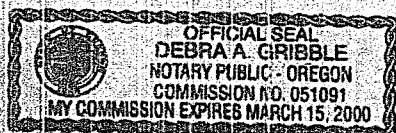
Total Cost: \$556.16

Subscribed and sworn before me this 30TH
day of JANUARY 19 97

Debra A. Gribble

Notary Public of Oregon

My commission expires 3-15-2000



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day
of February A.D. 19 97 at 2:43 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 5763

FEE \$10.00

by Bernethia G. Letsch, County Clerk
Kathleen Ross

TRUSTEE'S NOTICE

Notice is hereby made that certain trust deed made by Charles M. LaBunni, as grantor, to U.S. Bank of Washington, N.A., as trustee, in favor of U.S. Bancorp. Mortgage Company, as beneficiary, dated January 5, 1993, recorded January 29, 1993, in the Mortgage Records of Klamath County, Oregon, in Official Volume No. M93 at page 2141 covering the following described real property situated in said county and state, to-wit:

Property Address: 2040 Del Norte St., Klamath Falls, Oregon 97601

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$291.00 beginning July 1, 1996; plus late charges of \$35.06 each month beginning July 16, 1996; together with title expense, costs, trustee's fees 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.

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 the following to-wit: \$4,870.45 with in-

terest thereon at the rate of 7.75 percent per annum beginning June 1, 1996, plus late charges of \$35.06 each month beginning July 16, 1996, until paid; together with title expense, costs, trustee's fees 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.

WHEREFORE notice hereby is given that the undersigned trustee will on February 28, 1997, at the hour of 10:00 o'clock, A.M., in accordance with the standard of time established by ORS 187.110, at the following place: 314 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 grantor of the trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of the 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 capable of being cured by tendering the performance required under the obligation.

and in addition to paying said sum of 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.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation; the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: October 16, 1996

/s/ David E. Fennell

Trustee

For further information, please contact:

Julie Bouffier

ROUTH CRABTREE & FENNELL

1750-112TH AVENUE

NE, SUITE A-203

BELLEVUE, WA 98004

(206) 453-5055

#7112 January 9, 16, 23,

30, 1997

RECEIVED

FEB 03 1997

ROUTH CRABTREE & FENNELL