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# 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 #9170

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:

FEBRUARY 5/12/19/26, 1997

Total Cost: \$581.44

Subscribed and sworn before me this 26TH  
day of FEBRUARY 19 97

*Debra A. Stubbs*  
Notary Public of Oregon

My commission expires 3-15-2000

### TRUSTEE'S NOTICE

A default has occurred under the terms of a trust deed made by Daren H. Dixon, a single man, as grantor, to Mountain Title Company, as trustee, in favor of North American Mortgage Company as beneficiary, dated October 22, 1994, recorded October 18, 1994, in the mortgage records of Klamath County, Oregon, in Book No. 4094 at Page 31343. The interest having been assigned to HomeSide Lending, Inc., 174 1/2 Bancroft Avenue, Bancroft, Oregon 97601. Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$691.12 from March 1, 1996, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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:

\$66,251.75, together with interest thereon, and costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

annuity from February 1, 1996, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 7, 1997 at the hour of 11:00 o'clock A.M., in accordance with the standard time established by ORS 387.110, at the main entrance of the Klamath County Jail, located at 3201 Vandenberg Road 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 has or had power to convey at the time of the execution of 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 certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale.

SHAPIRO & KREISMAN, the trustee, Notice is Suite 825 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 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 necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation secured by said trust deed, together with interest thereon, and costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day  
of April A.D., 19 97 at 3:54 o'clock P.M., and duly recorded in Vol. M97  
of Mortgages on Page 11039

FEE \$10.00

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