

'97 SEP -8 P3:02

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 #9648

TRUSTEE'S NOTICE.....

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

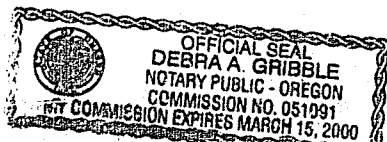
(4) insertion(s) in the following issues:

AUGUST 8/15/22/29, 1997

Total Cost: \$606.72

Subscribed and sworn before me this 29TH
day of AUGUST 1964

My commission expires 3-15 20 00



STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 8th day
of Sept. A.D., 19 97 at 3:02 o'clock P.M., and duly recorded in Vol. M97,
of Mortgages on Page 29332.

FEE **\$10.00**

By Kathleen Ross Bernetha G. Letsch, County Clerk

TRUSTEE'S NOTICE OF SALE
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Reference is made to that certain trust deed made by Sharon K. Brown, as grantor, to Richard D. Guy, as trustee, in favor of America's Wholesale Lender, as beneficiary, dated 05/03/94, recorded 05/09/94, in the mortgage records of Klamath County, Oregon, in Volume M94 Page 14536, covering the following described real property situated in said county and state, to wit:

Lot 6 and the West 1/2 of Lot in Block 35, First Addition to the Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 31809 College Street, Bonanza, Oregon 97623.

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 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 \$274.23 beginning 01/01/97; plus late charges of \$11.28 each month beginning 01/16/97; 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: \$20,982.78 with interest thereon at the rate of 8.250 percent per annum beginning 12/01/96; plus late charges of \$11.28 each month beginning 01/16/97 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.

W H E R E F O R E, notice hereby is given that the undersigned trustee will on Friday, August 29, 1997, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at the following place, to wit: the offices of Brandsness, Brandsness & Rudd, 411 Pine 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 has or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 contemplated herein that is capable of being cured by tendering the performance required under the obligation of 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 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 owning 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: April 28, 1997
Lucy E. Kivel
Trustee

For further information, please contact: Melissa G. Tervet Preston Gates & Ellis, LLP
5000 Columbia Center, 701 Fifth Avenue, Seattle, WA 98104
(206) 623-7580 ext. 5511
State of Washington, County of King ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.
Lucy E. Kivel
Trustee
#9648 August 8, 15, 22, 29, 1997