K-50814 Vol. <u>M98</u> Page <u>937</u> Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, Office Manager, being first duly sworn, despose 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 \sim aforesaid county and state; that the

LEGAL #9928 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: NOVEMBER 16/23/30

DECEMBER 7, 1997

Total Cost: \$530.88

Subscribed and sworn before me this_

DECEMBER

Notary Public of Oregon

My commission expires____

Bene 1. ys FL 05 1. 596 on each monthlylyg payinent thereafter not so made within 15 days of the trust de command within 15 days of due date.

Le in ling et sidn of (C) 1976 77 real proper the futheast. This lift takes plus interest of Lo 1) Bloke 78 of thereon in a main 18 Addition to (d) Two (2) months in a main 18 Oregon) ferest if A foreclosure with 18 Oregon ferest in the control of the cont

yyo, and recorded on the state of the state

TRUSTEETS NOTICE THE CHERT OF A war as the ment to the denoticiary to partie the deligates and the production of the entire amount strength for the children than divent that the deligates are maintained in the principle seed described granges and annual investments such portion of the principle seed described granges and annual in the class as would not default the production of the principle seed described granges and annual in the production of the principle seed described granges and seed on the seed of the charges as a seed on the seed to contract too other with the production of the charges as a seed on the seed of the charges are seed on the seed of th

ore often, num begin ng 11/30/96 June, 1997, MICHAEL Section 11/30/96 June, 1997, MICHAEL Until peld Unit peld Unit

AFTER RECORDING RETURN TO: Michael J. Bird P.O. Box 1249 Grants Pass, OR 97528-0311



OFFICIAL SEAL DEBRA GRIBBLE WITARY PINCE OREGON JOMMISSION NO. 051091 MY COMMISSION EXPIRES MARCH 15, 2000

938

I certify this document is an exact and complete early of the original.

BROWN. HUBBER, BIRD, LANE & ROTE

TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: JAMES D. GORTON and LILA L. GORTON

Trustee: JOSEPHINE-CRATER TITLE COMPANY, an Oregon corporation

Successor Trustee: MICHAEL J. BIRD

Beneficiary: FLOYD McCURDY

2. Property covered by the trust deed:

Beginning at a point on the Southeasterly line of Lot 14 in Block 76 of Buena Vista Addition to Klamath Falls, Oregon, which is North 55°38' East 107 feet from the most Southerly corner of said lot; thence North 55°38' East 36 feet along the Southeasterly line of said lot; thence North 35°11' West 66.45 feet; thence South 47°32' West 11.6 feet; thence South 45°38' East 1.79 feet; thence South 41°27' West 29.85 feet; thence South 39°20' East 56.1 feet to the point of beginning, being a portion of Lot 14, Block 76, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (Account #3809-029BD-05800, Key No. R213147, Code 001)

Property Address:

925 Addison Street Klamath Falls, Oregon

- 3. The trust deed was dated September 23, 1996, and recorded on October 1, 1996, in Volume M96, at Page 31166, Mortgage Records of Klamath County, Oregon.
 - 4. Default for which foreclosure is made is failure to pay the following:
- (a) Monthly payments of \$291.67 each commencing December 30, 1996, and thereafter.

- (b) Unpaid late penalty charge of \$58.32, plus 5% on each monthly payment thereafter not made within 15 days of due date.
 - (c) 1996-97 delinquent real property taxes, plus interest thereon.
 - 5. The sums owing on the obligation secured by the trust deed is:
- (a) The principal sum of \$25,000, with interest thereon at the rate of 14.000 percent per annum beginning 11/30/96 until paid.
- (b) Unpaid late penalty charge of \$58.32, plus 5% on each monthly payment thereafter not made within 15 days of due date.
 - (c) 1996-97 real property taxes, plus interest thereon.
 - (d) Two (2) months interest if a foreclosure is initiated.
- (e) 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 beneficiary's interest therein.
- 6. The beneficiary has and does elect to sell the properly to satisfy the obligation. A Notice of default was recorded in Volume M97, at Page 18877, Mortgage Records of Klamath County, Oregon.
- 7. The property will be sold in the manner prescribed by law on January 15, 1998, at 10:00 c'clock, A.M., standard time as established by ORS 187.110, at the front steps of Klamath County Title Company, 422 Main, Klamath Falls, Klamath County, Oregon.
- 8. Interested persons are notified of the right under ORS 86.753 to have this 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, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice, at any time prior to five (5) days before the date the successor trustee conducts the sale.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 23rd day of June, 1997.

MICHAEL J. BIRD, SUCCESSOR TRUSTEE

	OF OREGON: COU						
Filed for record at request of _		First American Title		t t	ie <u>12th</u>	day	
of	January	A.D., 19 98 at 3:15 o'clock P. M., and duly recorded in V	ded in Vol. <u>M98</u>				
	(of Mo	rtgages		on Page 937		
					Bernetha G. Let	sch, County Clerk	
FEE	\$25.00			By	KATALUN	100/	<u> </u>