

71877

Vol. M98 Page 46750

AFTER RECORDING RETURN TO:

'98 DEC 22 AM 1:33

Valerie T. Auerbach (OLB)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

MTC 45062

RECORDING COVER PAGE

Document Being Recorded: AFFIDAVIT OF PUBLICATION

Reference is made to a certain trust deed (Trust Deed) made, as follows:

Trust Deed dated September 4, 1996, by Rebecca Klise, as grantor, to AmeriTitle, as trustee, in favor of Stephen King and Cathy King, or the survivor thereof, as beneficiary, recorded on September 12, 1996, in Volume M96, Page 28797, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Trust Deed was assigned by numerous assignments, the most recent of which was assigned to Western United Life Assurance Company. The assignment recorded September 12, 1996, in Volume M96, Page 28802, in the mortgage records of Klamath County, Oregon.

The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

Lot 4, Block 212, MILLS SECOND 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.

The real property is commonly known as: 2126 Reclamation Ave., Klamath Falls, OR 97601.

The attached document is being recorded in connection with a pending foreclosure.

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I, Larry L. Wells, Business 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

TRUSTEE'S NOTICE OF SALE.....

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 24

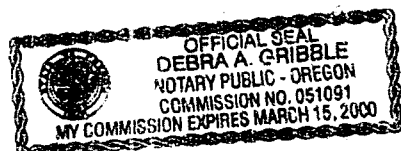
DECEMBER 1/8/15, 1998

Total Cost: \$676.00

Subscribed and sworn before me this 15TH
day of DECEMBER 19 98

Debra A. Stubbs
Notary Public of Oregon

My commission expires 3-15 2000



STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Ameri title the 22nd day
of December, A.D., 19 98 at 11:33 o'clock A. M., and duly recorded in Vol. M98,
of Mortgages on Page 46750.
Bernaetha G. Letsch, County Clerk

FEE \$15.00

By Kathleen Ross Bernetha G. Letsch, County Clerk

TRUST DEED recorded September 12, 1996, in Volume M96, Page 28797, in the mortgage records of Klamath County, Oregon. The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

Lot 4, Block 212, MILLS SECOND 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.

The real property is commonly known as 2126 Reclamation Ave., Klamath Falls, OR 97601.

There are defaults by the grantor or other person owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions therein which authorize sale in the event of default of such provision; the defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Arrearage in the sum of \$5,261.75 as of August 1, 1998, plus additional interest, property expenditures, taxes, liens, assessments, and Trust Deed together with trustee's and attorney's fees not exceeding the amounts trustee's fees and costs provided by said ORS incurred by beneficiary 86.753.

WHEREFORE, notice hereby is given that the undersigned trustee will, on January 5, 1999, at 10:00 o'clock a.m., in accordance with the standard time established by ORS 387.110, at the following place: Lobby of AmeriTitle, 222 South Sixth 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 above-described Property, which the grantor had 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 the Trust Deed, to satisfy the 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 sum of the Trust Deed as has accrued and interest due and to be due at the time of reinstatement occurred and by curing any other default contained therein, thereby enabling the beneficiary of being cured by ten has declared all sums due during the performance of the obligations required under the obligation secured by said Trust Deed, to be immediately due and in addition to pay and payable, said sum and said sum of tender being the following:

Payoff in the sum of \$49,261.75 as of August 1, 1998, plus taxes, assessments, and Trust Deed together with trustee's and attorney's fees not exceeding the amounts trustee's fees and costs provided by said ORS incurred by beneficiary 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 the said Deed of Trust, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

DATED: August 1, 1998.

Valerie T. Averbach, Successor Trustee

State of Oregon, County of Multnomah.

I, the undersigned, certify that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

Olga L. Buchanan, Paralegal

For further information, contact: Olga L. Buchanan, Paralegal

Farleigh Webb & Wright, P.C.

121 SW Morrison Street, Suite 200, Portland, OR 97204