

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

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

LEGAL #1944

TRUSTEE'S NOTICE OF SALE.....

110-00

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

insertion(s) in the following issues:

JANUARY 13/20/27

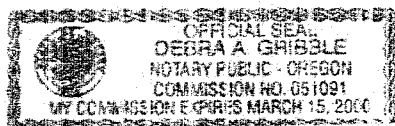
FEBRUARY 3, 1999

Total Cost: \$598.00

Subscribed and sworn before me this 3RD
day of FEBRUARY 1999

Debra A. Shubbe
Notary Public of Oregon

My commission expires 3-15 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclough the 10th day
of February A.D. 1999 at 10:33 o'clock A. M., and duly recorded in Vol. 1199
of Mortgages on Page 4769

Return: Richard Fairclough

Linda Smith, County Clerk

\$10.00

280 Main St.
KFO 97601

by *Richard Fairclough*

TRUSTEE'S NOTICE OF SALE. The following is being the following to proceeding dismissed and the trust deed re- stated by payment to the beneficiary of the entire amount then due (other than such por- tion of the principal as would not then be due had no default oc- curred) and by curing any other default com- plained of herein that is capable of being cured by tendering the per- formance required un- der the obligation on the trust deed, and in ad- dition to paying said sums of tendering the per- formance necessary to cure the default, by payment of and/or pay- ing all costs and ex- penses actually in- curred 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.

Both the benefici- ary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of de- fault has been recorded pursuant to Oregon Re- vised Statutes 86.735(3); the default of which the foreclosure is made is granted to the City of Klamath Falls, County of Klamath, State of Oregon, and the words "the highest bidder for- ary" include their re- spective successors in interest, if any, and the time of the execution by him of the said trust deed, together with any interest which the gran- tor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obliga- tions thereby secured to preserve, repair and maintain the property and buildings, including a reasonable charge by the trustee. Notice is further given that any default, the beneficiary person named in ORS 86.753 has the right, at any time prior to five days before the date of sale, to pay the full amount of the debt secured by said trust deed for the sale, to and payable, said sum- mers have this foreclosure

Reference is made to that certain trust deed made by dated June 8, 1993 with TEVEN MICHAEL NELSON and SHERI LYNN NELSON, Hus- band and Wife, as Gran- tor, to ROGER K. HARRIS, as Trustee, in favor of ETHEL H. MITZEL as Benefici- ary, dated June 8, 1993, 2. Payment of and/or reimbursement to the beneficiary for proper- ty taxes, interest and assessments in an amount of \$9,216.44 plus accruing interest. 3. Payment of and/or reimbursement to the beneficiary for fire and hazard insurance on the property in an amount not less than \$800.00. 4. Payment for and/or reimbursement to the beneficiary for costs of preservation, main- tenance and repair of the property in an amount not less than \$5,000.00. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any person owing any obligation the per- formance of which is se- cured by said trust deed, and the words "trustee" and "benefici- ary" include their re- spective successors in interest, if any, and the time of the execution by him of the said trust deed, together with any interest which the gran- tor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obliga- tions thereby secured to preserve, repair and maintain the property and buildings, including a reasonable charge by the trustee. Notice is further given that any default, the beneficiary person named in ORS 86.753 has the right, at any time prior to five days before the date of sale, to pay the full amount of the debt secured by said trust deed for the sale, to and payable, said sum- mers have this foreclosure