

99 APR 14 P3:27

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 #2080

TRUSTEE'S NOTICE OF SALE.....

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

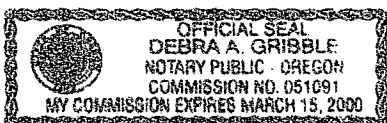
(insertions) in the following issues:
MARCH 5, 12, 19, 26, 1999

Total Cost, \$533.00

Subscribed and sworn before me this 26th
day of MARCH, 1999

Debra A. Grissle
Notary Public of Oregon

My commission expires 3-15 2000



TRUSTEE'S NOTICE OF SALE
Reference is made to that certain Trust Deed made by JEFFREY O. CULLEY as Grantor to UMPQUA TITLE & ESCROW SERVICES, Inc. as Trustee, recorded in the County of Klamath, State of Oregon, under the name of JEFFREY O. CULLEY as Beneficiary, dated March 31, 1998, recorded April 5, 1998, as Volume No. 11153 Records of Klamath County, Oregon, covering the following described real property in said county and state:
Lot 16, SUMMER HEIGHTS, in the County of Klamath, State of Oregon.
C O N T A I N I N G KNOWN AS: 5333 Hilldale Street, Klamath Falls, OR 97603.
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 Section 86.735(3) of Oregon Revised Statutes, for which foreclosure is made by grantor's failure to pay when due the following sums:
monthly payments of \$619.64 each, due for June 1998 through present, plus late charges, delinquent property taxes and advances by beneficiary, if any.
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 \$41,440.67, plus interest, accrued late charges and advances.
WHEREFORE, notice is hereby given that the undersigned Trustee is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed by payment to the beneficiary the entire amount then 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 required under the obligation or 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 Section 86.753 of Oregon Revised Statutes.
Dated, this 16th day of December, 1998.
JAMES W. SIBBALD, President
UMPQUA TITLE & ESCROW SERVICES, INC., TRUSTEE
and the costs and expenses of sale, including a reasonable charge by the trustee.

Mail To: Umpqua Title & Escrow
505 Southeast Main Street
Roseburg, Oregon 07470

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 14th day
of April A.D. 1999 at 3:27 o'clock P. M. and duly recorded in Vol. M99
of Mortgages on Page 13649

FEE \$10.00

by Linda Smith, County Clerk