

Return to:
Scott MacArthur
280 Main St.
Klamath Falls, Or. 97601

Vol M99 Page 17252

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 #2058

NOTICE OF DEFAULT.....

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:

FEBRUARY 28

MARCH 7/14/21, 1999

Total Cost: \$546.00

Subscribed and sworn before me this 21ST
day of MARCH 19 99

Debra A. Gribble
Notary Public of Oregon

My commission expires 3-15 20 00

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by DANIEL THOMAS BRATLAND and CYNTHIA LYNN BRATLAND, husband and wife, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of NADINE F. GALLAGHER, as beneficiary, dated October 10, 1994, recorded October 28, 1994, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M94 at page 33494, covering the following described real property situated in said county and state, to-wit:

Lot 1 in Block 1 of Tract No. 1162, WHISKY CREEK ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. The Default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Payments in the amount of \$158.36 per month from June 1998 through the present.

Taxes for the fiscal year 1996-1997 in the sum of \$54.23 plus interest thereon.

Taxes for the fiscal year 1997-1998 in the sum of \$22.14 plus interest thereon.

Taxes for the fiscal year 1998-1999 in the sum of \$20.68 plus interest thereon.

By reason of said default, the beneficiary

has declared all sums penses actually in-
owing on the obligation curred in enforcing the
secured by said trust obligation and trust
deed immediately due deed, together with
and payable, said sums trustee's and attorney's
being the following, to-wit: fees not exceeding the
wlt: \$10,747.74 as of De-amounts provided by
ember 4, 1998 plus in said Section 86.753 of
terest. Oregon Statutes.

WHEREFORE, In construing this
notice hereby is given notice, the masculine
that the undersigned gender includes the
trustee will on May 3, feminine and the neut-
1999 at the hour of 10er, the singular includes
a.m. Standard time, as the plural, the word
established by Section "grantor" includes any
187.110, Oregon Revised successor in interest to
Statutes, at 280 Main the grantor as well as
Street, in the City of any other person owing
Klamath Falls, County an obligation, the per-
of Klamath, State of formance of which is
Oregon, sell at public secured by said trust
auction to the highest deed, and the words
bidder for cash the in "trustee" and "benefi-
ciary" in said described ary" include their re-
real property which the spectve successors in
grantors had or had interest, if any.

power to convey at the
time of the execution DATED: February 20,
by him or said trust 1999
deed, to satisfy the
foregoing obligations Scott D. MacArthur
thereby secured and Successor Trustee
the costs or their suc- #2058 February 28
cessors in interest ac- March 7, 14, 21, 1999
quired after the execu-
tion of said trust deed,

to satisfy the foregoing
obligations thereby se-
cured and the costs and
expenses of sale, in-
cluding a reasonable
charge by the trustee.
Notice is further given
that any person named
in Section 86.753 of Ore-
gon Revised Statutes
has the right, at any
time prior to five days
before the trustee con-
ducts the sale, to have
this foreclosure pro-
ceeding dismissed and
the trust deed reinstat-
ed by payment to the
beneficiary of the en-
tire 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 perfor-
mance required under
the obligation or trust
deed, and in addition to
paying said sums or
tendering the perfor-
mance necessary to
cure the default, by
paying all costs and ex-

State of Oregon, County of Klamath
Recorded May 5, 1999, at 3:02 PM
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee \$ 10.00

Linda Smith

