

# Affidavit of Publication

Vol. M99 Page 18197

## 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 #1972

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:

JANUARY 25

FEBRUARY 1/8/15, 1999

Total Cost: \$572.00

Subscribed and sworn before me this 15TH  
day of FEBRUARY, 1999

*Debra A. Gribble*

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 Rodney D. Miller and Kelly A. Miller, husband and wife, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Billie L. Creswell & Caterina Creswell, husband & wife with full, as beneficiary, dated December 11, 1997, recorded December 19, 1997, in the mortgage records of Klamath County, Oregon, in volume No M97 at page 41193, or as instrument No. 50341, covering the following described real property situated in said county and state, to-wit:

#### EXHIBIT "A"

The Northwesternly 40 feet of Lot 4, Block 62, NICHOLS 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.

\*rights of survivorship.

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 Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

The April 12, 1998 monthly installment of \$184.50 and each month thereafter plus, buyer's fees of \$36.00 plus, late charges of \$129.15.

By reason of said default the beneficiary has declared all sums or tendering the performance necessary to cure the default, by deed immediately due and payable, said sums being the following, to-wit:

The unpaid principal balance of \$16,356.02 with interest thereon at 13.5% per annum from March 6, 1998 until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 13, 1999, at the hour of 11:00 o'clock, A.M., in accordance with the standard of time established by ORS 187.110, at Klamath County Sheriff's Office, 808 S. 5th 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 said described real property which the grantor had or had power to convey at the time of the execution of the said trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations, and the costs and expenses of sale, including a reasonable charge by the trustee's notice of sale.

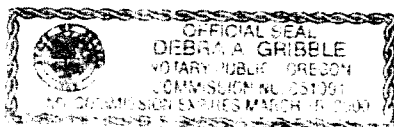
DATED January 6, 1999

PATRICK J. KELLY  
Trustee

State of Oregon, County of Josephine ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

PATRICK J. KELLY  
Attorney for said Trustee  
#1972 January 25  
February 1, 8, 15, 1999



18198

FOR RECORDING PURPOSES:

AFFIDAVIT OF PUBLICATION - CRESWELL/MILLER

State of Oregon, County of Klamath  
Recorded 5/11/99, at 20317  
at the referenced page, Vol. M99.  
Linda Smith, County Clerk  
Fee \$ 15

*Linda Smith*