

# Affidavit of Publication

Vol M99 Page 20510

## 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 #2059

NOTICE OF DEFAULT

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

( ) insertion(s) in the following issues:

FEBRUARY 28

MARCH 7/14/21, 1999

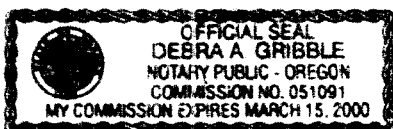
Total Cost: \$520.00

Subscribed and sworn before me this 21ST

day of MARCH 19 99

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 JEFFREY S. PAXTON and KRISTIN A. PAXTON, husband and wife, as grantor, to ASPEN TITLE AND ESCROW INC., as trustee, in favor of GLENN D. QUIGLEY and ROSE M. QUIGLEY, as beneficiaries, dated September 9, 1997, recorded in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M97 at page 30795, covering the following described real property situated in said county and state, to-wit:

Lot 718, Block 129, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of 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 required after the execution of said trust deed to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the 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 and the trust deed reinstated by payment to the beneficiary of 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 of grantors had or had trust deed, and in addition to paying said sums, time of the execution of the deed, to satisfy the performance necessary to cure the default, by foregoing obligations, JEFFREY S. PAXTON and KRISTIN A. PAXTON, 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.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest 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 \$319.49 per month from November 1998 through the present.

Taxes for the fiscal year 1998-1999 in the sum of \$366.51 plus interest thereon.

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 the following, to-wit: \$30,454.35 as of October 19, 1998 plus interest.

WHEREFORE, notice hereby is given that the undersigned, trustee will on May 25, 1999 at the hour of 10 a.m. Standard time, as established by Section 187.110, Oregon Revised Statutes, at 280 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the in said described

DATED: February 20, 1999

Scott D. MacArthur  
Successor Trustee  
#2059 February 28  
March 7, 14, 21, 1999

State of Oregon, County of Klamath  
Recorded 5/24/99, at 11:55 a.m.

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Linda Smith, County Clerk

Fee \$ 10 -

Linda Smith