

# Affidavit of Publication

Vol M99 Page 21035

## 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 #2147

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:

MARCH 31

APRIL 7/14/21, 1999

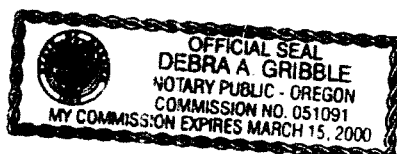
Total Cost: \$780.00

Subscribed and sworn before me this 21ST  
day of APRIL 1999

*Debra A. Gribble*

Notary Public of Oregon

My commission expires 3-15 2000



### TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by William S. Anderson III and Tessie B. Romnigen, as Tenants in Common as grantor, to Ameritite, as Trustee, in favor of America First Funding, Inc., an Oregon Corporation as Beneficiary, dated December 8, 1997, recorded December 22, 1997, in the mortgage records of Klamath County, Oregon, in Book No. Vol M97 at Page 41574, Instrument/Recorder's Fee No. Fee No. 50500, beneficial interest having been assigned to IMC Mortgage Company, fka Industry Mortgage Company, L.P., covering the following described real property:

### EXHIBIT "A"

Beginning at a point in the old existing fence generally accepted as the south line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, from which the monument marking the Southeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, bears North 89 degrees 16' 50" East 1899.6 feet distant; thence continuing along said fence generally accepted South 89 degrees 16' 50" West 674.9 feet; thence North 0 degrees 12' 50" West 150.0 feet; thence North 89 degrees 16' 50" East 674.9 feet; thence South 0 degrees 12' 50" East 150.0 feet to the point of beginning.

CODE 198 MAP  
3909-2400 TL 1000

C O M M O N L Y  
KNOWN AS: 6757 Henley Road, Klamath Falls, OR 97603

Both the beneficiary and the trustee

have elected to sell the acquired after the said real property to cution of said trust satisfy the obligations deed, to satisfy the secured by said trust foregoing obligations deed and a notice of de- thereby secured and fault has been recorded the costs and expenses pursuant to Oregon Re- of sale, including a re-vised Statutes sonable charge by the \$6,735(3); the default trustee. Notice is fur- for which the foreclo- ther given that any per- sure is made is gran- son named in ORS tor's failure to pay \$6,753 has the right, at when due the following any time prior to five days before the date last set for the sale, to

Monthly pay- have this foreclosure payments in the sum of proceeding dismissed \$742.22 from August 22, and the trust deed rein- 1998, together with all stated by payment of the costs, disbursements, the beneficiary of the and/or fees incurred or entire amount due (oth- paid by the beneficiary er than such portion of end/or trustee, their the principal as would employees, agents or not then be due had no assigns. default occurred) and by curing any other de-

By reason of said fault complained of default the beneficiary herein that is capable has declared all sums of being cured by ten- dering the performance secured by said trust, required under the obli- deed immediately due, gations or trust deed, and payable, said sum and in addition to pay- being the following, to- ing said sums or ten- dering the perfor- mance necessary to

\$77,828.00, together with, cure the default, by interest thereon at the paying all costs and ex- rate of 10.99000% per penses actually in- annum from July 22, curred in enforcing the 1998 together with all obligation and trust- costs, disbursements, deed, together with and/or fees incurred or trustee's and attorney's paid by the beneficiary fees not exceeding the and/or trustee, their amounts provided by employees, agents or said ORS 86.753. assigns.

In construing this WHEREFORE, notice, the masculine notice hereby is given gender includes the that the undersigned; feminine and the neut- trustee will on June 23, er, the singular includes 1999 at the hour of 11:00 the plural, the word A.M., in accord with the "grantor" includes any standard time estab- successor in interest to lished by ORS 187.110, the grantor as well as at the main entrance of any other person owing the Klamath County; an obligation, the per- Courthouse, located at performance of which is 317 South 7th Street, in secured by said trust Falls, County of Klamath, State of Oreg- deed, and the words "trustee" and "benefi- cary" include their re- self at public auction to spective successors in interest, if any.

Also, please be said described real property which the said grantor has or had power to convey at the time of the execution of Note, the beneficiary is said trust deed, togeth- allowed to conduct er with any interest property inspections which the grantor or his while property is in de- successors in interest fault. This shall serve

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State of Oregon, County of Klamath  
Recorded 5/26/99, at 3:53 p.m.

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Linda Smith, County Clerk

Fee \$ 15-

*Linda Smith*