

Affidavit of Publication

Vol M99 Page 28328

18-557-4
**STATE OF OREGON,
COUNTY OF KLAMATH**

I, Larry L. Wells, Business Manager,
being first duly sworn, despose 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 #2298

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:

MAY 21/28

JUNE 4/11, 1999

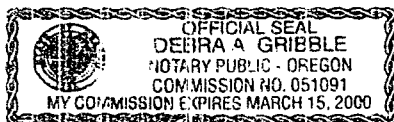
Total Cost: \$1,209.00

Subscribed and sworn before me this 11TH
day of JUNE 19 99

Debra A. Subbie

Notary Public of Oregon

My commission expires 3-15 20 00



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Karen Watson, as grantor, to Aspen Title & Escrow, Inc., as trustee, Blair M. Henderson, successor trustee, in favor of Longhorn Restaurant and Saloon, Inc., as beneficiary, dated April 14, 1998, recorded April 16, 1998, in the mortgage records of Klamath County, Oregon in volume No. M98 at page 12714, or as fee/sale incorporated herein.

SECTION A:

1. Delinquent installments as follows:

a. December 16, 1998, in the amount of \$2,500.00
b. January 16, 1999, in the amount of \$2,500.00
c. February 16, 1999, in the amount of \$2,500.00

2. Delinquent taxes as follows:

a. Taxes for the year 1998-99:
Tax Amount: \$103.15
Unpaid balance: \$103.15, plus interest, if any
Code No.: 11
Account No.: 3911-10CA-5500
Key No.: 606516

b. Taxes for the year 1998-99:
Tax Amount: \$777.84
Unpaid balance: \$777.84, plus interest, if any
Code No.: 11
Account No.: 3911-10CA-5600
Key No.: 606507

c. Taxes for the year 1998-99:
Tax Amount: \$13.06
Unpaid balance: \$13.06, plus interest, if any
Code No.: 11
Account No.: 3911-10CA-5800
Key No.: 606525

3. Delinquent sewer taxes with the City of Klamath Falls and Bonanza in the sum of \$304.00, plus interest, if any.

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 the following, to-wit:

See Exhibit 2, Section B, attached hereto and by this reference incorporated herein.

SECTION B:

1. Principal balance of \$140,320.47, plus interest at the rate of 8% per annum from December 16, 1998, until paid; plus the following delinquent taxes:

a. Taxes for the year 1993-99:
Tax Amount: \$103.15
Unpaid balance: \$103.15, plus interest, if any
Code No.: 11
Account No.: 3911-10CA-5500
Key No.: 606516

b. Taxes for the year 1998-99:
Tax Amount: \$777.84
Unpaid balance: \$777.84, plus interest, if any
Code No.: 11
Account No.: 3911-10CA-5600
Key No.: 606507

c. Taxes for the year 1998-99:
Tax Amount: \$13.06
Unpaid balance: \$13.06, plus interest, if any
Code No.: 11
Account No.: 3911-10CA-5800
Key No.: 606525
State of Oregon, described as follows:

Commencing at a point in the Southeasterly line of Block 12 of First Addition to Bonanza which point is in the intersection of the Southeasterly line of said Block 12 with the centerline of the Southerly wall of the building located on the premises.

feet 6 1/2 inches, more or less from the Southeast corner of said Block 12; thence continuing North 33-3/4° East along the said Southeasterly line of said Block 12, 31 feet 6 1/4 inches, more or less, to the North line of said building, and being the East and West centerline of said Block 12; thence Westerly parallel with the South line of said Block a distance of 124.74 feet; thence South 26 feet 4 1/2 inches; thence East to the place of beginning.

PARCEL 3:

Beginning at the Northeast corner of Block 12 of the FIRST ADDITION TO THE TOWN OF BONANZA, OREGON; thence West 170 feet; thence Southerly 75 feet; thence Easterly 120 feet; thence Northeasterly 90 feet to beginning, being the N1/2 of Block 12, LESS the Westerly 80 feet described in Book 33 at page 316, Deed Records, LESS description in Book 42 at Page 539, Deed Records of Klamath County, Oregon.

PARCEL 4:

Commencing at the Southeast corner of Block 12, FIRST ADDITION TO TOWN OF BONANZA and running thence West along the South line of said block a distance of 75 feet; thence North a distance of 48' 3 1/2" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at Page 253, Deed Records; thence East along the South line of said Bray parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6 1/4" more or less, to the point of beginning.

EXCEPTING THEREFROM the West 25 feet to the hereinabove described property measured parallel to the

continued-

AFTER RECORDING, RETURN TO:
BLAIR M. HENDERSON, ATTY.
426 MAIN ST.
KLAMATH FALLS OR 97601

State of Oregon, County of Klamath
Recorded 7/15/99, at 11:09 a.m.
In Vol. M99 Page 28328
Linda Smith,
County Clerk: Fees \$15- RR