# Affidavit of Publication

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## 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 #2552 Trustee's Notice

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: September, 7, 14, 21, 28, 1999

Total Cost: \$702.00

Subscribed and sworn before me this 28th day of \_\_September

Notary Public of Oregon

<u>3-15 20 00 </u> My commission expires\_\_\_\_\_

Records of Klamath Ipense, costs, trustee's County, Oregon; Said fees and attorney's fees beneficial interest of incurred herein by reawallace was assigned son of said default; and NOTICE is here to LIE TAN, by instrue any further sums adby given, that, the oblit ment recorded Novem vanced by the beneficingation secured by the ber 6, 1998, Vol. M98, ary for the protection frust deed described Page 40812, Official of the above described herein is in default, and Records of Klamath real property and beneficiary has County, Oregon.

Interest therein is in default to made is failure to pay ficiary has and does action is now pending to made is failure to pay ficiary has and does recover any part of the the following:

Information approper to the firm of the following:

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LEA FRASIER

(c) Assessment 7. The proper charges of Enterprise by will be sold in the right of the proper charges of Enterprise by will be sold in the right of the proper charges of Enterprise by will be sold in the proper charges of Enterprise by will be sold in the proper charges of Enterprise by will be sold in the proper charges of Enterprise by a 10:00 o'clock, or serges of Klamath A.M., standard time as county Drainage Discussibled by ORS.

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Survivor thereof; Sald the Lighting District plus an entitied interest of the sale.

Wallace was assigned to LIE TAN, by Instru
The proper charges by will be sold in the proper charges of French 1999, at 10:00 o'clock, and the proper charges of Morth Subur math Falls, Oragon, which is the plus interest, if any; Oregon, which is the survivor thereof; Sald the Lighting District plus and place last interest, if any; B. Interest ed persons are notified of the persons are notified of the proper charges of the subur math Falls. Oragon will be proper charges of North Shass set for the sale.

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survivor thereof; Sald ta Lighting District plus beneficial Interest of interest, if any!

Wallace was assigned to LIE TAN, by Instruction ment recorded Novemowing on the obligation 86.753 to have this proper 6, 1998, Vol. M98, secured by the trust deeding dismissed and the trust deed reinstation of the principal secured by the trust deed reinstation of the county, Oregon.

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#2552 September-7, 14, 21, 23, 1559



I certify this document is an error and complete cuty of the original.

### TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: LEA FRASIER

Trustee: JOSEPHINE COUNTY TITLE COMPANY, an Oregon Corporation

Successor Trustee: MICHAEL J. BIRD

Beneficiary: FRED A. WALLACE AND PATRICIA A. WALLACE, or the survivor thereof; Said beneficial interest of Wallace was assigned to LIE TAN, by instrument recorded November 6, 1998, Vol M98, Page 40812, Official Records of Klamath County, Oregon,

2. Property covered by the trust deed:

The South 100 feet of TRACT 60, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#### Property Address: 1764 IVORY KLAMATH FALLS, OR 97603

- 3. The trust deed was dated January 16, 1997, recorded January 16, 1998, in the mortgage records of Klamath County, Oregon, as Volume No. M98, at page 1626. Official Records of Klamath County, Oregon; Said beneficial interest of Wallace was assigned to LIE TAN, by instrument recorded November 6, 1998, Vol M98, Page 40812. Official Records of Klamath County, Oregon,
  - 4. Default for which foreclosure is made is failure to pay the following:
  - (a) Monthly payments of \$590.63 each commencing February 13, 1998 and

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#### thereafter:

- (b) 1998-99 delinquent real property taxes, plus interest thereon.
- (c) Assessment charges of Enterprise Irrigation District plus interest, if any;
- (d) Assessment charges of Klamath County Drainage District plus interest, if any;
- (e) Assessment charges of South Suburban Sanitary District plus interest, if any:
- (f) Assessment charges of North Shasta Lighting District plus interest, if any;
- 5. The sums owing on the obligation secured by the trust deed is:
- (a) The principal sum of \$47,250, with interest thereon at the rate of 15.000 percent per annum beginning January 13, 1998, until paid;
  - (b) 1998-99 delinquent real property taxes, plus interest thereon.
  - (c) Assessment charges of Enterprise Irrigation District plus interest, if any:
  - (d) Assessment charges of Klamath County Drainage District plus interest, if any;
  - (e) Assessment charges of South Suburban Sanitary District plus interest, if any:
  - (f) Assessment charges of North Shasta Lighting District plus interest, if any:
- (g) Title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and beneficiary's interest therein.
- 6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of default was recorded on April 22, 1999, in Volume M99, Page 14924, MTC 47776, Official Records of Klamath County, Oregon.
- 7. The property will be sold in the manner prescribed by law on September 1999, at 10:00 o'clock, A.M., standard time as established by ORS 187.110, at the front steps of AmeriTitle, 222 South Sixth Street, Klamath Falls, Oregon, 97601, Klamath County, Oregon, 97601, which is the nour, date and place last set for the sale.
- 8. Interested persons are notified of the right under ORS 86.753 to have this 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, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice, at any time prior to five (5) days before the date the successor trustee conducts the sale.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this <u>26</u> day of April, 1999.

MICHAEL J. BIRD, SUCCESSOR TRUSTEE

State of Oregon, County of Klamath Recorded 10/08/99 at 3:48p m. In Vol. M99 Page 4024/ Linda Smith, County Clerk Fee\$ 2.5 \*\*