

Affidavit of Publication

NOTICE - 3 PM 3:43

NTC 47716

Vol M99 Page

40241

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 #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 19 99

Debra A. Grizzle

Notary Public of Oregon

My commission expires 3-15 20 00

TRUSTEE'S NOTICE OF SALE

NOTICE is here
by given, that the obli-
gation 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 re-
quired by ORS 86.735
and ORS 86.745 is as fol-
lows:

1. Grantor:
LEA FRASIER

Trustee:
JOSEPHINE COUNTY
TITLE COMPANY, an
Oregon Corporation

Successor
Trustee: MICHAEL J.
BIRD

Benefici-
ary: FRED A. WAL-
LACE and PATRICIA
A. WALLACE, or the
survivor thereof; Said
beneficial interest of
Wallace was assigned to
LIE TAN, by Instru-
ment recorded Novem-
ber 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, ac-
cording to the official
plat thereof on file in
the office of the County
Clerk of Klamath Coun-
ty, Oregon.

Property Address:
1744 IVORY
KLAMATH FALLS,
OREGON 97603

3. The trust
deed was dated Janu-
ary 16, 1997, recorded
January 16, 1998, in the
mortgage records of
Klamath County, Ore-
gon, as Vol. M98, at
page 1626, Official

Records of Klamath
County, Oregon; Said
beneficial interest of
Wallace was assigned
to LIE TAN, by Instru-
ment recorded Novem-
ber 6, 1998, Vol. M98,
Page 40812, Official
Records of Klamath
County, Oregon.

Default for
which foreclosure is
made is failure to pay
the following:

(a) Monthly
payments of \$590.63
each commencing Fe-
bruary 13, 1998, and
thereafter;
(b) 1998-99 de-
(inquent real property
taxes, plus interest
thereon.

(c) Assessment
charges of Enterprise
Irrigation District plus
interest, if any;

(d) Assessment
charges of Klamath
County Drainage Dis-
trict plus interest, if
any;

(e) Assessment
charges of South Subur-
ban Sanitary District
plus interest, if any;
(f) Assessment
charges of North Shas-
ta Lighting District plus
interest, if any;

5. The sums
owing on the obligation
secured by the trust
deed is:

(a) The princi-
pal sum of \$47,250.00,
with interest thereon at
the rate of 15.000 per-
cent per annum begin-
ning January 13, 1999,
until paid;

(b) 1998-99 de-
(inquent real property
taxes, plus interest
thereon.

(c) Assessment
charges of Enterprise
Irrigation District plus
interest, if any;

(d) Assessment
charges of Klamath
County Drainage Dis-
trict plus interest, if
any;

(e) Assessment
charges of South Subur-
ban Sanitary District
plus interest, if any;
(f) Assessment
charges of North Shas-
ta Lighting District plus
interest, if any;

(g) Title ex-

6. The bene-
ficiary has and does
elect to sell the proper-
ty to satisfy the obliga-
tion. A Notice of De-
fault was recorded on
April 22, 1999, in Vol.
M99, Page 14924, MTC
47776, Official Records
of Klamath County, Or-
egon.

7. The proper-
ty will be sold in the
manner prescribed by
law on September 7,
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, Kla-
math Falls, Oregon;
Klamath County,
Oregon, which is the
hour date and place last
set for the sale.

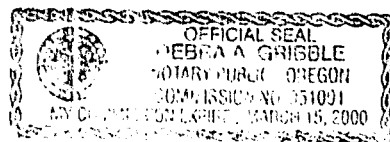
8. Interested
persons are notified of
the right to have this pro-
ceeding dismissed and
the trust deed reinstat-
ed by payment to the en-
tire beneficiary of the en-
tire amount of the debt,
other than such portion
which would not then be due
had no default oc-
curred, together with
costs, trustee's and at-
torney's fees, and by
curing any other de-
fault complained of in
this notice, at any time
prior to five (5) days
before the date the suc-
cessor trustee conducts
the sale.

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

DATED this 26
day of April, 1999.

MICHAEL J. BIRD,
SUCCESSOR TRUSTEE

#2552 September 7-14,
21, 28, 1999



I certify this document is an exact
and complete copy of the original.

BROWN, HUGHES, BIRD & ROTE

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**

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 7, 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 hour, date and place last set for the sale.

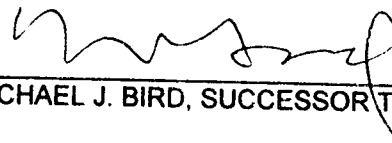
8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due, other than such portion of the principal as would not then be due

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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 26 day of April, 1999.



MICHAEL J. BIRD, SUCCESSOR TRUSTEE

State of Oregon, County of Klamath
Recorded 10/08/99. at 3:48 p m.
In Vol. M99 Page 40241
Linda Smith,
County Clerk Fee \$ 25.00