

# Affidavit of Publication

47840

## 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 #2587

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

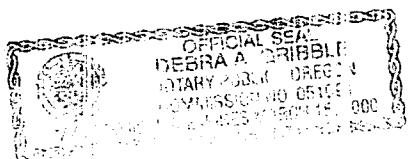
Total Cost: \$675.00

Subscribed and sworn before me this 28th  
day of September 1999

Debra A. Dribble

Notary Public of Oregon

My commission expires 3-15 2000



### TRUSTEE'S NOTICE OF SALE

Loan No: 108477982  
T.S. No: 1017961-03

Reference is made to that certain deed made by MARVIN E. RIMMER, as Grantor to MOUNTAIN TITLE COMPANY, as Trustee, in favor of JACKSON COUNTY FEDERAL BANK, as Beneficiary, dated September 3, 1993, recorded September 13, 1993, in official records of KLAMATH County, Oregon in book/reel/volume No. M93, at page No. 23354, fee/file/instruments/microfilm/reception No. XX (indicated which), is covering the following described real property situated in said County and State, to-wit:

LOT 9, 10, 23, AND 24 OF ROSELAWN. A SUBDIVISION OF BLOCK 70 BUENAVISTA ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THE PORTION OF VACATED ALLEY WHICH INNURRED THERETO.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is the failure to pay the monthly payment due on or before March 1, 1999 of principal, interest and late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed or trust.

Monthly payment \$475.25  
Monthly Late Charge \$19.20

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$51,721.70 together with interest thereon at the rate of 7.500% per annum from February 1, 1999 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms and conditions of said deed of trust.

Whereof, notice hereby is given that, CALWESTERN RECONVEYANCE CORPORATION the undersigned trustee will on December 30, 1999 at the hour of 1:00 PM, Standard Time, as established by Section 182.110, Oregon Revised Statutes, ON THE SECOND FLOOR OF THE LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 317 SOUTH SEVENTH, CITY OF KLAMATH FALLS, OREGON, sell at a public auction for cash the highest bidder for said described real property which the grantor had power to convey by said trust deed and notice by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the complete and exact foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceedings

missed, and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: August 27, 1999

CALWESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
O'BOX 22004  
EL CAJON, CALIFORNIA 92022-9004  
(619) 590-9200

Windy Purdy  
STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

ESTHER P. CHAMBERLAIN  
TRUSTEE SALE OFFICER  
#2537 September 7, 1999

State of Oregon, County of Klamath  
Recorded 12/03/99, at 3:30 p.m.  
In Vol. M99 Page 47840  
Linda Smith,  
County Clerk  
Fee \$ 10.00