

## Affidavit of Publication

'01 AUG 22 AM 11:08

Vol M01 Page 42616STATE 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 # 4239

Trust Deed Foreclosure

Boswell/Godwin

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: ( 4 )

Four

Insertion(s) in the following issues:

July 20, 27, August 3, 10, 2001

Total Cost: \$702.00

Subscribed and sworn

before me on: August 10, 2001

Notary Public of Oregon

My commission expires March 15, 2004

Amended  
TRUSTEE'S  
NOTICE OF SALE

Reference is made to that certain trust deed made by Jimmie A. Godwin and Dolores Ann Godwin, Husband and Wife, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Vivian May Boswell, aka Vivlen Mae Boswell, Ronald C. Healy, aka\*, as beneficiary, dated May 4, 1984, recorded on May 21, 1984, in the Records of Klamath County, Oregon, in volume No. M84 at page 8400, or as covering the following described real property situated in that county and state, to-wit:

The N 1/2 of Section 26, Township 35 South, Range 11 East of the Willamette Meridian in the County of Klamath, State of Oregon.

\*Ronald G. Healy and Stanley L. Healy, each as to an undivided 1/3 interest each.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums:

The monthly installment due for October 20, 1997 and each month thereafter of \$300.00 through scheduled maturity on 11-20-1996; failure to pay real property taxes for the years 1995-

2001. (Beneficiary has advanced the sum of \$1,472.39 to pay delinquent taxes for tax years 1995-1996, 1996-1997 and 1997-1998 to prevent foreclosure.)

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

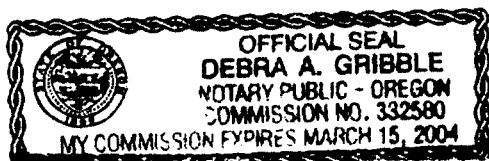
1) \$18,116.95 plus 10% interest from 10-07-97. 2) Attorney fees, title foreclosure report fees, recording fees and costs collectible under Oregon law. 3) Real property taxes advanced of \$1,472.39 plus 10% interest from 02-09-2001. 4) All other real property taxes due Klamath County through tax year 2000-2001.

WHEREFORE, notice is hereby given that the undersigned trustee will on September 12, 2001, at the hour of 2:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 803 Main Street, Suite 201 in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy

the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure 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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.753.

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

Dated April 2, 2001, James R. Uerlings, Successor



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Trustee, State of Oregon, County of Klamath)ss. I certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.  
#4239 July 20, 27,  
August 3, 10. 2001

*L.H.*

State of Oregon, County of Klamath

Recorded 08/22/01 at 11:08a m.

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*Linda Smith,*

County Clerk Fee\$ 26<sup>00</sup>

After Recording Return to:

Boivin, Uerlings & DiIaconi, P.C.  
803 Main St  
Klamath Falls, OR 97601