

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH ss.

ATC F-27756

I, Sarah L. Parsons, Office
Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of
the Herald and News

a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the

#363-Trustee's Notice of Sale

Cortez

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

successive and consecutive week s day s,
(4 insertion s) in the following issue s: —

December 7, 1984

December 14, 1984

December 21, 1984

December 28, 1984

Total: \$279.32

Sarah L. Parsons

Subscribed and sworn to before me this 28
day of December 19 84

Leta Backa

Notary Public of Oregon

My commission expires Jan 15 1985

(COPY OF NOTICE TO BE PASTED HERE)

ASPEN F-27755

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by AUELIO DE LEON CORTEZ, a single man, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., A California Corporation, as beneficiary, dated March 12, 1979, recorded June 5, 1979, in the mortgage records of Klamath County, Oregon, in book No. M-79 at page 13049, covering the following described real property situated in said county and state, to-wit:

Lot 14, Block 30, Tract No. 1184, OREGON SHORES UNIT 12, FIRST ADDITION, in the County of Klamath, State of Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed, and a notice of default has been recorded pursuant to Section 86.753(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly installments of principal and interest due for the months of January, February, March, April, May, June, July and August of 1984, in the amounts of \$72.54 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

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:

\$3,449.72 plus interest and late charges, thereon from December 12, 1983, at the rate of EIGHT AND ONE HALF (8.5%) PERCENT per annum until paid and all sums expended by the beneficiary pursuant to the terms and provisions of the Note and Deed of Trust.

WHEREFORE, notice hereby is given that the

undersigned trustee will on January 18, 1985, at the hour of 10:00 o'clock A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at ASPEN TITLE & ESCROW, INC., 600 Main Street in the City of Klamath, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution 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 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 at any time prior to five days before the trustee conducts 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 to 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 said 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's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes. In construing this notice, the masculine gender includes the feminine and the neuter; 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 said trust deed; and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED August 22, 1984

ASPEN TITLE & ESCROW, INC.

By: Andrew A. Patterson, ASST Secretary

Successor Trustee

State of Oregon, County of Klamath ss:

I, the undersigned, certify that I am the ASST Secretary for the above named Trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

1984-Dec-28 9:42:28, 1984

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 18th day of January A.D., 19 85 at 9:02 o'clock A M, and duly recorded in Vol M85, of Mortgages on page 1068

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK

by: Bernetha P. Heloich, Deputy