

ATC-27958
Affidavit of Publication

45563

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M85 Page 1766

(COPY OF NOTICE TO BE PASTED HERE)

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

#444-Trustee's Sale - Flora
Aspen F-27958

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

~~successive and consecutive week days~~

(4 insertion s) in the following issue s: —

December 24, 1984

December 31, 1984

January 7, 1985

January 14, 1985

Total Cost: \$279.32

Sarah L. Parsons

Subscribed and sworn to before me this 14
day of January, 1985

Lita Danka
Notary Public of Oregon

My commission expires Jan 15 86

ASPEN F-27958
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by ERIC E. FLORA, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, An Oregon Corporation, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., An Oregon Corporation, as beneficiary, dated April 17, 1978, recorded May 23, 1978, in the mortgage records of Klamath County, Oregon, in book No. M-78 at page 10783, covering the following described real property situated in said county and state, to-wit:
Lot 11, Block 21, Tract No. 1113, OREGON SHORES UNIT #2, 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 84.735(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 February, March, April, May, June, July, August, and September of 1984, in the amounts of \$66.79 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:
\$3,371.44 plus interest and late charges, thereon from January 2, 1984, at the rate of EIGHT (8%) 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 February 5, 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 Falls, 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 84.733 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 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 84.753 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 September 18, 1984
ASPEN TITLE & ESCROW, INC.
BY: Andrew A. Patterson
Successor Trustee
State of Oregon, County of Klamath ss:
I, the undersigned, certify that I am the Assistant Secretary for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.
#444-Dnc, 24.31.1984, Jan. 7-14, 1985

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 1st day of February, A.D., 1985 at 3:38 o'clock p M,
and duly recorded in Vol M85, of Mortgages on page 1766

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy