

Aspen F-28665

# Affidavit of Publication

53397

Vol. M85 Page 15017

STATE OF OREGON,  
COUNTY OF KLAMATH

ss.

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

#095 Trustee's Notice

of sale Wakeman

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

~~successive work consecutive week x day x~~

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

Aug. 5, 1985

Aug. 12, 1985

Aug. 19, 1985

Aug. 26, 1985

Total Cost: \$279.32

Sarah L. Parsons

Subscribed and sworn to before me this 26  
day of August 1985

Lita Bucka  
Notary Public of Oregon

My commission expires Jan 15 86

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 13th day  
of September A.D., 19 85 at 3:28 o'clock P M., and duly recorded in Vol. M85  
of Mortgages on Page 15017

FEE \$5.00

Evelyn Biehn, County Clerk  
By Pat Smith

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE  
Reference is made to that certain trust deed  
made by JIM WAKEMAN, As Sole Owner, as  
grantee in TRANSAMERICA TITLE INSUR-  
ANCE COMPANY, as trustee, in favor of  
WELLS FARGO REALTY SERVICES, INC.,  
as trustee under Trust 7441, as beneficiary,  
dated December 4, 1979, recorded February 6,  
1980, in the mortgage records of Klamath  
County, Oregon, in book No. M-80 at page 2393,  
covering the following described real property  
situated in said county and state, to-wit:  
Section 34, T4N, R12E, Klamath County, in the  
County of Klamath, State of Oregon.  
Both the beneficiary and the trustee have  
decided 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 the provisions of Oregon Revised  
Statutes, Chapter 86, 735(2), 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 September, October,  
November and December of 1980, January thru  
December of 1981, January thru December of  
1982, January thru December of 1983, January  
thru December of 1984 and January, Febru-  
ary, March, April of 1985 in the amounts of  
\$17.32 each and subsequent installments and  
amounts for arrearages due under the terms  
and provisions of the Note and Deed of Trust.  
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:  
\$4,107.32 principal and late charges thereon  
and interest, 1980, at the rate of NINE (9%)  
PER ANNUM until paid and all  
sums due by the beneficiary pursuant to  
the terms and provisions of the Note and Deed  
of Trust.  
Wherefore, notice hereby is given that the  
foregoing trust deed will on September 16, 1985,  
at the hour of 10:00 o'clock, A.M., Standard  
Time, as established by Section 347.110, Oregon  
Revised Statutes, at ASPEN TITLE &  
ESCROW, INC., 404 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  
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  
86.735 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 released 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 86.735 of  
Oregon Revised Statutes.  
In construing this notice, the masculine gender  
includes the feminine and the neuter, the  
singular includes the plural, the word "grant-  
or" 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 MAY 4, 1985.  
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.  
Assistant Secretary for said Trustee  
Filed May 4, 1985