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Aspen F-28775

Affidavit of Publication

Vol. M85 Page

15970

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

#140 Trustees Sale-Scully

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. 22, 1985Aug. 29, 1985Sept. 5, 1985Sept. 12, 1985

Total Cost: \$279.32

Sarah L. ParsonsSubscribed and sworn to before me this 12day of September, 1985Kyle Ducker

Notary Public of Oregon

My commission expires Jan 15 86ASPEN TITLE & ESCROW, INC.
TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by TERESA M. SCULLY, A single woman, 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 May 5, 1977, recorded July 26, 1979, in the mortgage records of Klamath County, Oregon, in book No. M79 at page 17754, covering the following described real property situated in said county and state, to-wit:

Lot 13, Block 42, Tract No. 1184, OREGON SHORES UNIT #1 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 December of 1984, January, February, March, April and May of 1985 in the amounts of \$65.85 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:

\$2,934.12 plus interest and late charges thereon from November 25, 1984 at the rate of EIGHT AND ONE HALF PER CENT 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 October 4, 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 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have the 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 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 having an obligation the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include any successors in interest, if any.

DATED June 4, 1985

BY ASPEN TITLE & ESCROW, INC.

Successor Trustee

(State of Oregon, County of Klamath)

J. the undersigned, Assistant Secretary

Assistant Secretary (in said

Trustee) and that the undersigned has a true and exact copy of the foregoing notice of sale.

Assistant Secretary for said Trustee

#140 Aug. 22, 29, Sept. 5, 12, 1985

STATE OF OREGON,

County of Klamath

ss.

Filed for record at request of:

on this 2nd day of October A.D., 19 85at 11:05 o'clock A M. and duly recordedin Vol. M85 of Mortgages page 15970Evelyn Biehn County ClerkBy Ann Smith

Deputy.

Fee, \$5.00