

Affidavit of Publication

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

#145 Trustees Sale-Banuelos

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

Total Cost: \$292.60

Sarah L. ParsonsSubscribed and sworn to before me this 12
day of September 19 85Keta Backa
Notary Public of OregonMy commission expires Jan 15 86

(COPY OF NOTICE TO BE PASTED HERE)

ASPEN F-28787
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by TERESA BANUELOS and RAMONA A. BANUELOS as grantors to TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., A California Corporation, Trustee as beneficiary, dated April 18, 1979, recorded June 20, 1979, in the mortgage records of Klamath County, Oregon, in book No. M-79 at page 14545, covering the following described real property situated in said county and state, to-wit:

Lot 19, Block 28, OREGON SHORES SUB-DIVISION UNIT NO. 2, TRACT NO. 1113, 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 86.735(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 November and December of 1984, January, February, March, April and May of 1985, in the amounts of \$49.67 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:

\$2,304.46 plus interest and late charges, thereon from October 9, 1985, at the rate of EIGHT (8%) PER CENT PER ANNUM until paid and all sums expended by the beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

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 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 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 June 4, 1985
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.

7145 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 85
at 11:05 o'clock A M. and duly recorded
in Vol. M85 of Mortgages Page 15975

Evelyn Biehn County Clerk

By Phon Smith

Fee, \$5.00

Deputy.