

Affidavit of Publication

57304

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STATE OF OREGON,
COUNTY OF KLAMATH

(COPY OF NOTICE TO BE PASTED HERE)

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

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for four

(4 insertion s) in the following issue s:

Dec. 9, 1985Dec. 16, 1985Dec. 23, 1985Dec. 30, 1985Total Cost: \$279.32Sarah L. ParsonsSubscribed and sworn to before me this 30
day of December 1985Leta Bucka
Notary Public of OregonMy commission expires Jan 15 86STATE OF OREGON,
County of Klamath

Filed for record at request of

on this 16th day of Jan. A.D. 19 86
at 10:41 o'clock A M. and duly recorded
in Vol. M86 of Hrees Page 832Evelyn Biehn, County Clerk
By Pat Smith

Deputy

Fee. \$5.00

WHEREFORE, notice hereby is given that the undersigned trustee will on January 21, 1986, 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., 608 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 has 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 of 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 and all persons claiming an interest in the property as well as any other person claiming an obligation, and the word "beneficiary" is construed to include any and all persons claiming an interest in the property as well as any other person claiming an obligation. The undersigned trustee, Aspen Title & Escrow, Inc., is a duly licensed and bonded title insurance company, and is authorized to execute and record this notice.

ASPERE TRUST
Reference is made to the trust deed made by David H. and Mary H. as grantors, to Transamerica Title Insurance Company, as California Corporation, as trustee, in favor of Wells Fargo Realty Services, Inc., as beneficiary, dated February 27, 1979, recorded May 10, 1979, in the mortgage records of Klamath County, Oregon, in book No. M-79 at page 10651, covering the 6026400 described real property situated in said county and state, to-wit: Lot 16, Block 44, Tract No. 1384, OREGON SHORES UNIT 22, FIRST ADDITION, is 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 86.713(3) of Oregon Revised Statutes. The default in 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 June, July, August and September of 1985 in the amounts of \$81.81 each, and subsequent installments of like amounts, and unpaid property taxes in the amount of \$722.13; subsequent amounts for assessments 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, to-wit:
\$1,245.33 plus interest and late charges, thereon from May 19, 1985, at the rate of EIGHT AND ONE-HALF PER CENT per annum until paid, and costs and expenses of this foreclosure proceeding, to the terms and provisions of the Note and Deed of Trust.