

F-29007

60487 Affidavit of Publication

Vol. M86 Page 6739

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(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

#607 Trustees Sale - Gunnarson

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

~~successive and consecutive weeks days~~

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

Mar. 10, 1986

Mar. 17, 1986

Mar. 24, 1986

Mar. 31, 1986

Total Cost: \$269.28

Sarah L. Parsons

Subscribed and sworn to before me this 31
day of March 1986

[Signature]
Notary Public of Oregon

My commission expires Jan 15, 1990

ASPEN TITLE & ESCROW, INC.
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed
made by JOHN A. GUNNARSON, married man,
as sole and separate property, as grantor, to
PIONEER NATIONAL TITLE INSURANCE
CO., as trustee, in favor of WELLS FARGO
REALTY SERVICES, INC., a California Cor-
poration, trustee, as beneficiary, dated January
26, 1977, recorded February 16, 1977, in the mor-
tage records of Klamath County, Oregon, in
book No. M-77 at page 2827, covering the follow-
ing described real property situated in said
county and state, to-wit:
Lot 21, Block 19, FIRST ADDITION TO
FERGUSON MOUNTAIN PINES, 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 June, July, August,
September, October, November and December
1983, January thru December of 1984, and
January, February, March, April, May, June
and July of 1985 in the amounts of \$17.53 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: \$
\$479.71 plus interest (and late charges) thereon
from August 10, 1983, at the rate of EIGHT AND
ONE HALF (8 1/2) 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 April 22, 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.,
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 rea-
sonable 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 con-
ducts the sale, to have this foreclosure pro-
ceeding 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 re-
quired under the obligation of trust deed and in
addition to paying said sums on 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" in-
cludes 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 suc-
cessors in interest, namely
DATED December 2, 1985
ASPEN TITLE & ESCROW, INC.
By Andrew Patterson
Successor Trustee
#607 March 10, 17, 24, 31, 1986

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 21st day of April A.D., 19 86
at 10:28 o'clock A M. and duly recorded
in Vol. M86 of Mtges. Page 6739

Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$5.00

Ret. A7C.
15 APR 21 1986