

60488 Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATHVol. 148 Page 6740

(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

610 Trustees Jalo-Reed

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: —

Mar. 10, 1986

Mar. 17, 1986

Mar. 24, 1986

Mar. 31, 1986

Total Cost: \$261.12

Sarah L. Parsons

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

Leta Backa
Notary Public of Oregon

My commission expires Jan 15 1990

ASPEN F-29311
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed
made by TED G. REED and BETTIE REED,
husband and wife, as grantors, to TRAN-
SAMERICA TITLE INSURANCE COMPANY, A
California Corporation, as trustee, in favor of
WELLS FARGO REALTY SERVICES, INC., A
California Corporation, Trustee, as beneficiary,
dated March 8, 1979, recorded August 29, 1979, in
the mortgage records of Klamath County,
Oregon, in book No. M-79 at page 20552, covering
the following described real property situated in
said county and state, to-wit:
Lot 15, Block 23, Tract No. 1113, OREGON
SHORES UNIT #2, 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 May, June, July, August,
September, October, and November of 1985, in
the amounts of \$71.92 each; and subsequent in-
stallments of like amounts; Subsequent amounts
for assessments due under the terms and provi-
sions 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:
\$3,091.44 plus interest and late charges thereon
from April 15, 1985, at the rate of EIGHT (8%)
PERCENT 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 of 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 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 singu-
lar 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 in any such capacity.
DATED December 9, 1985
ASPEN TITLE & ESCROW, INC.
By Andrew A. Biehne, Attorney
Successor Trustee
600 Main Street, Klamath Falls, Oregon 97603
(425) 719-1986

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. M8 6 of Mrges. Page 6740

Evelyn Biehn, County Clerk

By Edmund Smith

Deputy.

Fee, \$5.00