

Aspen - F-30439

Affidavit of Publication

Vol. M87 Page 6196

73409

STATE OF OREGON,
COUNTY OF KLAMATH

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

#597 Trustees sale

Lapevrolerie

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

~~successive and consecutive weeks or days~~

(4 insertion s) in the following issue s:

March 2, 1987

March 9, 1987

March 16, 1987

March 23, 1987

Total Cost: \$277.44

Sarah L. Parsons

Subscribed and sworn to before me this 23
day of March 1987

[Signature]
Notary Public of Oregon

My commission expires Jan 15 90

Set: ATC

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed
made by ARIK Lapevrolerie and
VIRGINIA LAPEVROLERIE, husband and
wife, as grantor, to TRANSAMERICA TITLE
INSURANCE CO., A California Corporation, as
trustee, in favor of WELLS FARGO REALTY
SERVICES, INC., A California Corporation,
Trustee, as beneficiary, dated March 18, 1978,
recorded July 24, 1978, in the mortgage records
of Klamath County, Oregon, in book No. M-78 at
page 15963, covering the following described real
property situated in said county and state, to-
wit: Lot 16, Block 26, 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
Oregon Revised Statutes 86.735(3); 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 March, April, May, June,
July, August, September, October, November
and December of 1986; in the amounts of \$45.11
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:
\$1,536.43 plus interest and late charges, thereon
from February 3, 1986, 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 Deed
of Trust.

WHEREFORE, notice hereby is given that the
undersigned trustee will on April 14, 1987, at the
hour of 10:00 o'clock A.M., in accord with the
standard of time established by ORS 167.110, 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 acquired after the execution of said trust
deed, to satisfy the foregoing obligations thereby
secured and the costs and expenses of sale, in-
cluding a reasonable charge by the trustee.
Notice is further given that any person named in
this notice has the right, at any time prior to five
days before the date last set for 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 the obligation
or 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 actual-
ly incurred in enforcing the obligation and trust
deed, together with trustee's and attorney's fees
not exceeding the amounts provided by said ORS
86.753.

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, if any.

DATED December 1, 1986
BY: Andrew A. Patterson
Assistant Secretary for said Trustee
Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title Company
on this 13th day of April A.D., 19 87
at 2:51 o'clock P. M. and duly recorded
in Vol. M87 of Mtges. Page 6196
By Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee, \$5.00