

Aspen 5-30511

# Affidavit of Publication

77536

STATE OF OREGON,  
COUNTY OF KLAMATH

Vol. M87 Page 13619

(COPY OF NOTICE TO BE PASTED HERE)

ASPEN F-30311

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by LINDA K. O'BRIEN, A Single Woman, as grantor, 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 March 29, 1979, recorded June 7, 1979, in the mortgage records of Klamath County, Oregon, in book No. M-79 at page 13324, covering the following described real property situated in said county and state, to-wit:

Lot 9, Block 42, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, 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 86.733(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 June, July, August, September, October, November and December of 1986, and January, February, and March of 1987, in the amounts of \$59.61 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: \$2,332.71 plus interest and late charges, thereon from May 15, 1987, 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 Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 31, 1987, at the hour of 10:03 o'clock, A.M., in accord with the standard of time established by ORS 187.110, 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 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 ORS 86.753 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 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 ORS 86.753.

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 March 16, 1987  
ASPEN TITLE & ESCROW, INC.

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.  
Andrew A. Patterson  
Assistant Secretary for said Trustee  
1987 June 19, 26, July 3, 10, 1987

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

#960 Trustees sale-O'Brien

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:

June 19, 1987

June 26, 1987

July 3, 1987

July 10, 1987

Total Cost: \$274.72

Sarah L. Parsons

Subscribed and sworn to before me this 10  
day of July 1987

Lita Bucka  
Notary Public of Oregon

My commission expires JAN 15 1990

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title Company  
on this 30th day of July A.D. 19 87  
at 12:03 o'clock P.M. and duly recorded  
in Vol. M87 of Mtges. Page 13619.  
Evelyn Biehn, County Clerk  
By Patricia Smith

Fee. \$5.00

Deputy.