

Affidavit of Publication

Vol. m88 Page 11741STATE OF OREGON,
COUNTY OF KLAMATH ss.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

#953 Trustees sale - Woodcock

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four~~successive days~~(4 insertion s) in the following issue s: _____

July 7, 1988

July 14, 1988

July 21, 1988

July 28, 1988

Total Cost: \$214.88Sarah L. ParsonsSubscribed and sworn to before me this 28
day of July 19 88Rita Becka
Notary Public of OregonMy commission expires 15 19 90

TRUSTEE'S NOTICE OF SALE

Reference is made to the trust deed made by DALE WOODCOCK and RONDA BRITT, husband and wife, as grantors, to ASPEN TITLE & ESCROW, INC., an Oregon corporation, as Trustee, Successor Trustee, recorded in Volume M88, Page 3034, Klamath County, Oregon records, in favor of HAROLD ROLF and GRACE ROLF, husband and wife, as beneficiaries, dated April 9, 1987, recorded April 21, 1987, in the mortgage records of Klamath County, Oregon in Book M-87, Page 5719, covering the following described real property: The Westerly 153.35 feet more or less of the S 1/2 of Lot 2, Block 6, ALTAMONT ACRES, in the County of Klamath, State of Oregon. The being the Westerly boundary of property described in Deed Volume T31 at Page 595.

Both the beneficiary and the Trustee have elected to sell the real property to satisfy the obligation secured by said trust deed and a notice of default has been recorded pursuant to Section 86.735(2) of Oregon Revised Statutes. The default for which foreclosure is made is grantor's failure to pay when due the following sums: Payments in the amount of \$120.00 per month for the months of August, September, October, November and December, 1987 and January and February, 1988 for a total of \$1380.00, plus real property taxes for the years 1983-84 in the amount of \$152.35 plus accrued interest; 1984-85 in the amount of \$178.53 plus accrued interest; 1985-86 in the amount of \$190.76 plus accrued interest; 1986-87 in the amount of \$198.04 plus accrued interest; and 1987-88, 2/3 of \$299.27 plus accrued interest.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, as follows: \$14,409.90, plus accrued interest at the rate of 10% per annum from July 17, 1987 until paid, plus real property taxes for the years 1983-84 in the amount of \$152.35 plus accrued interest; 1984-85 in the amount of \$178.53 plus accrued interest; 1985-86 in the amount of \$190.76 plus accrued interest; 1986-87 in the amount of \$198.04 plus accrued interest and 1987-88, 2/3 of \$299.27 plus accrued interest.

NOTICE IS GIVEN that the Trustee will on August 19, 1988 at 9:05 o'clock a.m., Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the front steps of the Klamath County Oregon Courthouse, Klamath Falls, Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or the grantor or successors in interest acquired after the execution of said trust deed, together with any interest which the grantor or successors in interest acquired after the execution of said trust deed, including trustee's fees. Notice is further given that any person named in Section 86.740 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the sums aforesaid, plus (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees as provided by law, at any time prior to five days before the date of sale.

DATED at Klamath, Oregon, March 13th, 1988.
JAMES D. FOURNIER
Successor Trustee
#953 July 7, 1988, 21, 25, 1988

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Investors Mortgage Co.

on this 22nd day of July A.D., 1988
at 12:29 o'clock P.M. and duly recorded
in Vol. M88 of Mortgages Page 11741Evelyn Biehn
County ClerkBy Pauline Mullenbarr

Fee, \$8.00

Deputy.

RETURN TO

James D. Fournier
Attorney at Law
P. O. Box 680
Mt. Angel, OR 97362