

Affidavit of Publication

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

#930 Trustees Sale- Klee

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

no consecutive days(4 insertion s) in the following issue s:June 24, 1988July 1, 1988July 8, 1988July 15, 1988Total Cost: \$263.84Subscribed and sworn to before me this 15day of July 1988

Notary Public of Oregon

My commission expires Jan 15, 1993

ASPEN F-31965 TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by KARLO KLEE, as grantor, to TRANSAMERCA TITLE INSURANCE COMPANY, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., Trustee under Trust #7213, as beneficiary, dated April 22, 1981, recorded June 2, 1981, in the mortgage records of Klamath County, Oregon, in book/No. M-81 at page 9807, covering the following described real property situated in said county and state, to-wit:

Lot 16, Block 37, Tract No. 1184, OREGON SHORES UNIT NO. 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 36.735(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 October, November and December of 1987, and January and February of 1988, in the amounts of \$80.64 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: \$2,236.79 plus interest and late charges, thereon from September 7, 1987, at the rate of EIGHT AND ONE-HALF (8.5%) 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 August 15, 1988, at the hour of 10:00 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 rendering 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 April 12, 1988.

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. Assistant Secretary for said Trustee #730 June 24, July 1, 18, 15, 1988

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 8th day of Aug. A.D., 1988
at 4:12 o'clock P.M. and duly recorded
in Vol. M88 of Mortgages Page 12782

Evelyn Biehn County Clerk

By Barbara M. Mullenbake

Fee, \$8.00

Deputy.

Return: A.T.C.