

90954

F-30501

Vol. 788 Page 14212

Affidavit of Publication

STATE 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

#893 Trustees sale-Berman

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

~~insertions and continuations~~

(4 insertion s) in the following issue s:

June 1, 1987

June 8, 1987

June 15, 1987

June 22, 1987

Total Cost: \$272.00

Sarah L. Parsons

Subscribed and sworn to before me this 22
day of June 1987

Leta Backs
Notary Public of Oregon

My commission expires June 15, 1990

(COPY OF NOTICE TO BE PASTED HERE)

ASPEN F-30501
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by ROBERT L. BERMAN, a single man, as grantor, to TRANSMERICA TITLE INSURANCE COMPANY, a California Corporation, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., a California Corporation, trustee, as beneficiary, dated April 9, 1979, recorded July 31, 1979, in the mortgage records of Klamath County, Oregon, in book No. M-79, at page 1818, covering the following described real property situated in said county and state, to-wit:

Lot 2, 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 86.735(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 May, June, July, August, September, October, November, and December of 1986 and January and February of 1987 in the amounts of \$54.70 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: from April 22, 1986, 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 13, 1987, at the hour of 10:05 o'clock A.M., in accordance with the standard of time established by ORS 86.710, of ASPEN TITLE & ESCROW, INC., 608 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 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.

DATED February 26, 1987
ASPEN TITLE & ESCROW, INC.
By Andrew A. Parsons, Trustee
Witness: Trustee
Klamath County, Oregon
I, the undersigned, certify that I am the duly authorized secretary of the above named trustee and that the foregoing is a complete and true copy of the original trustee's notice of sale.
Assistant Secretary for said Trustee
July 1, 1987

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 31st day of Aug. A.D., 19 88
at 4:00 o'clock P.M. and duly recorded
in Vol. M88 of Mortgages Page 14212
Evelyn Biehn
County Clerk

By Debbie Mickelthale

Fee, \$8.00

Deputy.

Return: A.T.C.