

K-41036

Affidavit of Publication

10157

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 Newsa newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the

#304 Trustees sale-Scoville

S&M#88-10157

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four(4 insertion s) in the following issue s: —Dec. 8, 1988Dec. 15, 1988Dec. 22, 1988Dec. 29, 1988

Total Cost: \$263.84

Sarah L. ParsonsSubscribed and sworn to before me this 29
day of Dec. 1988

Notary Public of Oregon

My commission expires Jan 15 1990Return: Shapiro & Moran
4380 S. W. Macadam
Portland, Or. 97206

has occurred under the terms of a trust deed made by David A. Scoville and Debbie L. Scoville, husband and wife as grantor, to Aspen Title & Escrow, Inc., as Trustee, in favor of Center Federal Savings Bank as Beneficiary, dated April 5, 1984, recorded April 12, 1984, in the mortgage records of Klamath County, Oregon, in book 784, page 1064 at page 402, fee/ file/instrument/microfilm/reception No. 35475 covering the following described real property: The Southeast 1/4 of Lot 17 and the Northwest 1/2 of Lot 18, WINEMA GARDENS, in the County of Klamath, State of Oregon

to said real property and safety, the obligation secured by said trust deed and a notice of sale has been recorded pursuant to Oregon Revised Statutes 86.73(2); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments in the sum of \$482.17 from March 1, 1984, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

As reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sum being the following, to-wit:

\$4,774.34 together with interest thereon at the rate of 12.5% per annum from March 1, 1988, until paid, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given, that the undersigned trustee will on March 29, 1989 at the hour of 1:00 PM o'clock, in accord with the standard established by ORS 167.110, at FRONT STEPS OF THE KLAMATH COUNTY COURT-

HOUSE 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

above described real property which the grantor has or had power to convey at the time of the execution of 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 86.730 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 due (other than any portion of the principal as would not then be due has 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 obligations 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 and disbursements provided by said ORS 86.730.

It is further noted that notice, the prescribed under the Uniform Real Estate and the Uniform Single-Inst. 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.

Witness my hand and the seal of said Trustee, Aspen Title & Escrow, Inc., on this 29th day of December, 1988.

Aspen Title & Escrow, Inc., Successor Trustee
1220 S. W. Macadam Avenue
Portland, Oregon 97201
(503) 227-2624
Oregon License # 114124

SHAPIRO & MORAN
4380 S. W. Macadam Avenue
Portland, Oregon 97206
(503) 227-2624
Oregon License # 114115

STATE OF OREGON, ss.
County of Klamath

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.

on this 19th day of Jan. A.D., 1989
at 1:29 o'clock P.M. and duly recorded
in Vol. M89 of Mortgages Page 1162

Evelyn Biehn
By Pauline Mullendor
Deputy.

Fee, \$8.00