

Aspen F - 32570

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH ss.

I, Deanna Azevedo, 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

#379 Trustees sale-Brown

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

~~insertions in the following issue s:~~

(4 insertion s) in the following issue s:

Jan. 4, 1989

Jan. 11, 1989

Jan. 18, 1989

Jan. 25, 1989

Total Cost: \$272.00

Deanna L. Azevedo

Subscribed and sworn to before me this 25
day of Jan. 1989

Lita Backe
Notary Public of Oregon

My commission expires Jan 15 1990

F-32570

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by WILLIS L. BROWN and JOYCE A. BROWN, husband and wife, as grantor, to ASPEN TITLE & ESCROW, INC., An Oregon Corporation, as trustee, in favor of F. N. REALTY SERVICES, INC., A California Corporation, Trustee, as beneficiary dated April 7, 1987, recorded December 2, 1987, in the mortgage records of Klamath County, Oregon, in book No. M-87 at page 21617, covering the following described real property situated in said county and state, to-wit:

Lot 21, Block 35, Tract 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 February, March, April, May, June, July, August, September and October of 1988, in the amounts of \$156.30 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: \$12,986.95 plus interest and late charges, thereon from January 15, 1988, at the rate of NINE AND ONE-HALF (9.5%) PER CENT PER ANNUM until paid and all sums expended by the Beneficiary pursuant to the terms and provision of the Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 24, 1989 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 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 86.753 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 due (other than such 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 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 October 5, 1988

ASPEN TITLE & ESCROW, INC.

BY: Andrew A. Patterson

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
#379 Jan. 4, 11, 18, 25, 1989

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 16th day of Feb. A.D. 1989
at 3:07 o'clock PM. and duly recorded
in Vol. M89 of Mortgages Page 2987

Evelyn Biehn County Clerk
By Deanna Mullenbore

Deputy.

Fee, \$8.00

Return: A.T.C.

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