

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

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

aforsaid county and state; that the

LEGAL #1373

WELLS/COLLINS

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for FOUR

(4 insertions) in the following issues:

FEB. 26, 1990

MAR. 5, 1990

MAR. 12, 1990

MAR. 19, 1990

Total Cost: 296.48

Deanna Azevedo

Subscribed and sworn to before me this 19TH

day of MARCH 19 90

Notary Public of Oregon

My commission expires 19

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by JOHN R. WELLS AND MARIE E. WELLS, husband and wife, ASSUMED BY JAMES M. COLLINS and CHARLENE D. COLLINS, husband and wife, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of FRANK N. WILLET, SR. AND RUTH O. WILLET, HUSBAND AND WIFE, as to an undivided 1/2 interest and Frank W. Ohlund and Jane A. Ohlund, husband and wife, as to an undivided 1/2 interest, as beneficiary, dated July 7, 1980; recorded July 16, 1980, in the mortgage records of Klamath County, Oregon, in book No. M-30 at page 13153, covering the following described real property situated in said county and state, to-wit: Lot 9, Block 2, PINE RIDGE ESTATES UNIT 1, 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 and late charges, thereon for July, August, September, October, November and December of 1988, and January, February, March, April, May, June, July, August, September, October, and November of 1989, in the amounts of \$315.00 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: \$31,424.63 plus interest and late charges, thereon

from July 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 provisions of the Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 9, 1990, at the hour of 10:00 o'clock A.M., in accordance with the standard of time established by ORS 86.110, 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 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, if any.

DATED November 27, 1989
ASPEN TITLE & ESCROW, INC.
BY: Andrew A. Patterson
Successor Trustee
State of Oregon, County of Klamath ss: Assistant Secretary

I, the undersigned, certify that I am the attorney 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
#1373 Feb. 25, March 5, 12, 19, 1990

6407

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of April A.D., 19 90 at 3:56 o'clock P.M., and duly recorded in Vol. M90,
of Mortgages on Page 6406.

Evelyn Biehn, County Clerk

By *Pauline Mullins*

FEE \$13.00