

13496
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Aspen 04034211

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
aforesaid county and state; that the

LEGAL #1388

CATALAN

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: _____

MAR. 2, 1990

MAR. 9, 1990

MAR. 16, 1990

MAR. 23, 1990

Total Cost: \$266.56

Deanna L. Azevedo

Subscribed and sworn to before me this

23RD

day of

MARCH

19 90

Notary Public of Oregon

My commission expires

(COPY OF NOTICE TO BE PASTED HERE)

ASPEND 04034211
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by MAYRA B. CATALAN, a Single Woman, as grantor, to ASPEN TITLE & ESCROW, INC., An Oregon Corporation, as trustee, in favor of P.W. REALTY SERVICES, INC., A California Corporation, Trustee, as beneficiary, dated July 6, 1988, recorded December 20, 1988, in the mortgage records of Klamath County, Oregon, in book No. M-88 at page 21626, covering the following described real property situated in said county and state, to-wit:
Lot 27, Block 27, Tract 1113, OREGON SHORES UNIT 2, 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, October, November and December of 1989 in the amounts of \$120.78 each; subsequent installments of like amounts; and 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: \$10,007.03 plus interest and late charges, hereon from February 22, 1989, 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 16, 1990, at the hour of 10:30 o'clock A.M., in accord with the standards of the established by ORS 187.110, at ASPEN TITLE & ESCROW, INC., 525 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 the power to convey at the time of the execution by said 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-wit: the foregoing obligations hereby stated, and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.735 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 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 86.735.
In captioning this notice, the masculine gender includes the feminine and the neuter; the singular includes the plural; the word "grantor" includes any person 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 December 11, 1989
ASPEN TITLE & ESCROW, INC.
BY: Martina J. Addington
Trustee
State of Oregon, County of Klamath is:
I, the undersigned, certify that I am the Assistant Secretary for the above named trustee and that this document is a complete and exact copy of the original trustee's notice of sale.
Martina J. Addington
Assistant Secretary for said Trustee
13496 MAR 22 9 16 AM '90

Affidavit of Publication

(COPY OF NOTICE TO BE PASTED HERE)

STATE OF OREGON
COUNTY OF KLAMATH

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day
of April A.D., 19 90 at 3:54 o'clock PM., and duly recorded in Vol. M90
of Mortgages on Page 6859

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mueller