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Aspen 04034210

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATHI, Deanna Azevedo, 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

LEGAL #1387

PEREZ

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, 1990MAR. 9, 1990MAR. 16, 1990MAR. 23, 1990Total Cost: \$272.00Deanna L. AzevedoSubscribed and sworn to before me this 23RDday of MARCH 19 90Leta Backa
Notary Public of OregonMy commission expires June 15 94

(COPY OF NOTICE TO BE PASTED HERE)

ASPEN 04034210
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by VIVIAN C. PEREZ, A Married Woman as her separate property, 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 July 16, 1988, recorded May 30, 1989 in the mortgage records of Klamath County, Oregon, in book No. M-99 at page 9325, covering the following described real property situated in said county and state, to-wit: Lot 40, Block 32, 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 August, September, October, November, and December of 1988, and January, February, March, April, May, June, July, August, September, October, November and December of 1989, in the amounts of \$133.99 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: \$10,353.00 plus interest and late charges thereon from July 30, 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 16, 1990, at the hour of 10:25 O'CLOCK A.M., in accord with the standard of time 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 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 86.733 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 86.733.
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 December 11, 1989
BY: ASPEN TITLE & ESCROW, INC.
BY: Marlene T. Addison
Trustee
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.
Marlene T. Addison
Assistant Secretary for said Trustee
1126 March 2, 9, 16, 23, 1990

1990 APR 12 PM 3 54

Attorney 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 6864

FEE \$13.00

Evelyn Biehn, County Clerk

By Douglas M. Mendenhall

NOTICE TO CREDITORS
In and for the County of Klamath, Oregon, I, the undersigned, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same appears from the records of the County of Klamath, Oregon, and that the same is a true and correct copy of the original of the same as the same appears from the records of the County of Klamath, Oregon.

NOTICE TO CREDITORS
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