

13502

04034209

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 #1386

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, 1990

MAR. 9, 1990

MAR. 16, 1990

MAR. 23, 1990

Total Cost: \$274.72

Deanna Azevedo

Subscribed and sworn to before me this 23RD

day of MARCH 19 90

Lita Buckner
Notary Public of Oregon

My commission expires Jan 15 94

(COPY OF NOTICE TO BE PASTED HERE)

ASPEN 04034209
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by CARMEN C. PEREZ, MICHAEL A. PEREZ, PATRICK S. PEREZ, As Tenants In Common, as grantor, to ASPEN TITLE & ESCROW, INC., An Oregon Corporation, as trustee, in favor of F.N. REALTY SERVICES, INC., An California Corporation, Trustee, as beneficiary, dated July 12, 1988, recorded December 27, 1988, in the mortgage records of Klamath County, Oregon, in book No. M-88 at page 2787, covering the following described real property, situated in said county and state, to-wit:
Lot 22, Block 40, Tract No. 184, OREGON SHORES, SUBDIVISION, 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 December of 1988, and January, February, March, April, May, June, July, August, September, October, November and December of 1989, in the amounts of \$137.35 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: \$10,637.79 plus interest and late charges, mereson from November 26, 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 10:20 o'clock A.M., in accord with the standard of time established by ORS 147.110, 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 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 then due (either less such portion of the principal as would not have been due had no default occurred) and by doing any other default complained of herein, and 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 86.730.
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.
ASPEN TITLE & ESCROW, INC.
BY: Marlene C. 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 C. Addison
Assistant Secretary for said Trustee
1990 March 27, 10:22, 1990

0403200

Affidavit of Publication

(COPY OF NOTICE TO BE PASTED HERE)

STATE OF OREGON
COUNTY OF KLAMATH

DEPARTMENT OF REVENUE

NOTICE TO BE PASTED HERE

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 P.M., and duly recorded in Vol. M90
of Mortgages on Page 6869

FEE \$13.00

Evelyn Biehn County Clerk
By Quincy Mullender

NOTICE TO CREDITORS
In and for the County of Klamath, Oregon, I, the undersigned, Clerk of said County, do hereby give notice that the following is a true and correct copy of the last will and testament of the late [Name], deceased, as the same appears from the records of said County, and that the same has been duly admitted to probate and the executor thereof duly qualified and sworn to in and for said County, and that the same is now on file in the office of the Clerk of said County, and that the same is open to the inspection of all persons who may desire to examine the same, at any time during the office hours of said Clerk, and that the same is subject to the production of a copy thereof to any person who may desire the same, upon the payment of the fee therefor, as provided by law.

and of all other persons who may be interested in the same, and that the same is subject to the production of a copy thereof to any person who may desire the same, upon the payment of the fee therefor, as provided by law.