

# 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 #1384

AGUERO

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 Azevedo

Subscribed and sworn to before me this 23RD

day of MARCH 19 90

Notary Public of Oregon

My commission expires Jan 15 94

(COPY OF NOTICE TO BE PASTED HERE)

ASPEND 04034207  
TRUSTEE'S NOTICE OF SALE  
Reference is made to that certain trust deed made by ANTONIO AGUON AGUERO, A Single Man, 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 25, 1989, recorded December 20, 1989, in the mortgage records of Klamath County, Oregon, in Book No. M-82 at page 21608, covering the following described real property situated in said county and state, to-wit:  
LOT 2, BLOCK 1, TRACT 104, 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 84.730(3). The default for failure to pay when due the following sums:  
Monthly installments of principal and interest due for the months of May, June, July, August, September, October, November and December of 1989, in the amount of \$158.51 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:  
\$11,740.00 in principal and late charges, thereon from April 1, 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 10:10 o'clock A.M., in accordance with the standard of time established by ORS 137.110, 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 come 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 for the trustee's services. It is further stated that any person named in ORS 84.730 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 (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 84.731.  
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 4, 1989  
ASPEN TITLE & ESCROW, INC.  
BY: Andrea A. Patterson  
Trustee  
County 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.  
Andrea A. Patterson  
Assistant Secretary for said Trustee  
Witness my hand and seal this 23rd day of March, 1990.

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STATE OF OREGON  
COUNTY OF KLAMATH

Office Manager

Notary Public

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 6879

FEE \$13.00

Evelyn Biehn  
By Laurel Mullendore County Clerk

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, Oregon.

I, \_\_\_\_\_, Notary Public for the State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

Notary Public

Laurel Mullendore

Notary Public for the State of Oregon