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ASPEN 34779

Vol. m90 Page 8262

# 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 #1404

## TRUSTEES NOTICE

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. 7, 1990

MAR. 14, 1990

MAR. 21, 1990

MAR. 28, 1990

Total Cost: \$214.88

Deanna Azevedo

Subscribed and sworn to before me this 28TH

day of MARCH 19 90

Rita Backa  
Notary Public of Oregon

My commission expires Jan 15 94

(COPY OF NOTICE TO BE PASTED HERE)

**TRUSTEE'S NOTICE OF SALE:**  
The Trustee under the terms of the Trust Deed described herein, on the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligation secured thereby. Pursuant to ORS 86.745, the following information is provided:  
**1. PARTIES:**  
Grantor: FRANK DUDGEON and EVA M. DUDGEON  
Trustee: U.S. BANK OF WASHINGTON  
Successor Trustee: MICHAEL C. AROLA  
Beneficiary: UNITED STATES BANK OF OREGON  
**2. DESCRIPTION OF PROPERTY:** The real property is described as follows:  
Lot 16, Block 2, FIRST ADDITION TO ALTA MONT ACRES, EXCEPT the Westerly 26.25 feet thereof, in the County of Klamath, State of Oregon.  
**3. RECORDING:** The Trust Deed was recorded as follows:  
Date Recorded: September 19, 1988  
Book A-88, Page 13429  
Official Records of Klamath County, Oregon.  
**4. DEFAULT:** The Grantor or any other person obligated on the Trust Deed and Note secured hereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$122.70 each, due the first of each month for the months of September, 1988 through January, 1990; plus late charges and advances, plus any unpaid real property taxes, plus interest.  
**5. AMOUNT DUE:** The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$11,035.94 plus interest at the rate of 9.875% per annum from August 1, 1989, plus late charges of \$24.00 and advances of \$512.  
**6. ELECTION TO SELL:** The Trustee hereby elects to sell the property to satisfy the obligation secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.  
**7. TIME OF SALE:** The sale shall be held:  
Date: May 31, 1990  
Time: 9:20 a.m. as established by ORS 187.110  
Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.  
**8. RIGHT TO REINSTATE:** Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and 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 in ORS 86.753.  
Any questions regarding this matter should be directed to Carol Mari, Legal Assistant, (503) 686-8511.  
DATED: January 19, 1990  
MICHAEL C. AROLA, Successor Trustee  
MERSHNER, HUNTER, MOULTON, AND DREWS & NEILL  
P.O. Box 1475  
Eugene, OR 97440  
1104 May 7, 1990

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title Co.  
on this 2nd day of May A.D., 19 90  
at 11:28 o'clock A.M. and duly recorded  
in Vol. M90 of Mortgages Page 8262  
Evelyn Biehn County Clerk  
By Pauline Mullendore  
Deputy.

Fee, \$8.00

Return: A.T.C.