

F- 34727

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 theLEGAL #1599FORECLOSUREa printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR(4 insertions) in the following issues: MAY 4, 1990MAY 11, 1990MAY 18, 1990MAY 25, 1990Total Cost: \$310.08Deanna AzevedoSubscribed and sworn to before me this 25THday of MAY19 90

Notary Public of Oregon

My commission expires May 15, 1994

(COPY OF NOTICE TO BE PASTED HERE)

ASPEN FORECLOSURE NO. 34727
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by JOEL SALASAR and EDUWIGES CORTEZ, as grantor, to ASPEN TITLE & ESCROW, INC., an Oregon Corporation, as trustee, in favor of MANUEL VALENCIA and HORTENCIA VALENCIA, HUSBAND AND WIFE, as beneficiary, dated March 27, 1989, recorded June 7, 1989, in the 1989 Records of Klamath County, Oregon, in book No. M-87 at page 10078, covering the following described real property situated in said county and state, to-wit:

A: portion of the NE 1/4 of Section 19, Township 38 North, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West line of said quarter quarter section at point thereon North 210 feet from the Southwest corner of the land described in deed of Klamath County, Oregon, by U.E. Rooder, E. McGowan and Jerry Rajnos, to Earl V. King and Elva C. King, dated July 14, 1944 and recorded in Book 241 at Page 50, Deed Records of Klamath County, Oregon, on said July 14, 1944; thence East 210 feet to a point; thence North 50 feet to a point; thence West 110 feet to the West line of said quarter quarter section; thence South along said West line to the place of beginning.

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 June, July, August, September, October, November and December of 1989 and January and February of 1990 in the amounts of \$231.00 each; 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: \$10,113.07 plus interest and late charges, thereon from August 1, 1989, at the rate of TEN (10%) 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 June 25, 1990, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 167.110, 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 power to convey at the time of the execution by him of this 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 86.753 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 required under the obligation or trust deed, and in addition to paying said sums or 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 86.753.

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 February 12, 1990
ASPEN TITLE & ESCROW, INC.
BY: Andrew A. Patterson
Trustee, Assistant Secretary
State of Oregon, County of Klamath; I, the undersigned, certify that I am the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.
Andrew A. Patterson
Assistant Secretary for said Trustee
1990 May 4, 11, 18, 25, 1990

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12302

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day
of June A.D., 19 90 at 3:46 o'clock PM., and duly recorded in Vol. M90
of Mortgages on Page 12301.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. M. M. M.