

18023

Vol. m90 Page 14804

Aspen 34799

# 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 #1763

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: \_\_\_\_\_

JUNE 12, 1990

JUNE 19, 1990

JUNE 26, 1990

JULY 3, 1990

Total Cost: \$162.20

*Deanna Azevedo*

Subscribed and sworn to before me this 3RD

day of JULY, 1990

*Rita Becker*  
Notary Public of Oregon

My commission expires Jan 15, 94

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE  
Reference is made to that Trust Deed wherein  
VIVIAN C. PEREZ, A Married Woman as her  
separate property, is Grantor, ASPEN TITLE &  
ESCROW, INC., An Oregon Corporation, is  
Trustee, and F.N. REALTY SERVICES, INC., A  
California Corporation, Trustee, is Beneficiary,  
recorded in Official/Microfilm Records, Vol.  
M-88, Page 18397, Klamath County, Oregon,  
covering the following described real property in  
Klamath County, Oregon:  
Lot 39, Block 32, Tract 1184, OREGON SHORES  
UNIT #2, FIRST ADDITION, in the County of  
Klamath, State of Oregon.  
No action is pending to recover any part of the  
debt secured by the trust deed.  
The obligation secured by the trust deed is in  
default because the grantor has failed to pay the  
following: Monthly installments of principal and  
interest due for the months of August, thru  
December, 1989, inclusive; January, thru  
December of 1990, inclusive; and January, Feb-  
ruary, and March of 1991, in the amounts of  
\$13.99 each. Subsequent installments of like  
amounts; subsequent amounts for assessments  
due under the terms and provisions of the Note  
and Trust Deed.  
The sum owing on the obligation secured by the  
trust deed is: \$10,355.00 plus interest and late  
charges, thereon from July 30, 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 provi-  
sions of the Note and Trust Deed, plus trustee's  
fees, attorney's fees, foreclosure costs and any  
sums advanced by beneficiary pursuant to the  
terms of said trust deed.  
Beneficiary has and does elect to sell the prop-  
erty to satisfy the obligation pursuant to ORS  
86.705 to 86.709.  
The property will be sold as provided by law on  
July 27, 1990, at 10:05 o'clock A.M. based on  
standard of time established by ORS 187.110 at  
ASPEN TITLE & ESCROW, INC., 400 Main  
Street, Klamath Falls, Klamath County, Oregon.  
Interested persons are notified of the right under  
ORS 86.753 to have this proceeding dismissed,  
and the trust deed reinstated by payment of the  
entire amount then due, other than such portion  
as would not then be due had no default oc-  
curred, together with costs, trustee's and at-  
torney's fees, and by curing any other default  
complained of in this Notice, at any time prior to  
five days before the date last set for sale.  
Dated: March 12, 1990  
ASPEN TITLE & ESCROW, INC.  
#1763 June 12, 19, 26, July 3, 1990

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title Co.

on this 25th day of July A.D., 1990  
at 10:53 o'clock A.M. and duly recorded  
in Vol. M90 of Mortgages Page 14804.

Evelyn Biehn County Clerk

By *Randee Mulendore*  
Deputy.

Fee, \$8.00

Return: ATC

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