

ASPEN 35011

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 #2103

TRUSTEE'S NOTICE OF DEFAULT

CORDERO/ASERON

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:

OCTOBER 12, 1990

OCTOBER 19, 1990

OCTOBER 26, 1990

NOVEMBER 2, 1990

Total Cost: \$182.24

Deanna Azevedo

Subscribed and sworn to before me this 2ND
NOVEMBER 19 90

day of Nov
[Signature]
Notary Public of Oregon

My commission expires Jan 15 94

(CO) TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE (E)

Reference is made to that Trust Deed wherein DEMETRIO T. CORDERO and LUISA A. CORDERO, husband and wife and assumed by DANILLO R. ASERON and MENIE P. ASERON, is Grantor; ASPEN TITLE & ESCROW, INC., An Oregon Corporation, is Trustee; and F.N. REALTY SERVICES, INC., A California Corporation, is Beneficiary, recorded in Official/Micronfilm Records, Vol. M-88 Page 21614, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 25, Block 35, Tract 1184, OREGON SHORES UNIT 2, FIRST ADDITION, in the County of Klamath, State of Oregon.
CODE 118 MAP 3507-17BA TL 2100 KEY NO. 233713

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 September thru December, 1988; January thru December, 1989; and January, February, March, April, May, June, and July of 1990; in the amounts of \$178.58 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: \$13,800.00, plus interest and late charges, thereon from August 10, 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 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 property to satisfy the obligation pursuant to ORS 86.725 to 86.795.

The property will be sold as provided by law on December 3, 1990, at 10:05 o'clock a.m. based on standard of time established by ORS 187.110 at ASPEN TITLE & ESCROW, INC., 525 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 occurred, together with costs, trustee's and attorney'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: July 12, 1990.

ASPEN TITLE & ESCROW, INC.
BY: Andrew A. Patterson, Trustee
#2103 OCT. 12, 19, 26, Nov. 2, 1990

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 30th day of Nov. A.D., 19 90
at 10:37 o'clock A M. and duly recorded
in Vol. M90 of Mortgages Page 23741

Evelyn Biehn County Clerk

By Paulene Mullendar

Deputy.

Fee, \$8.00

Return: ATC

90 OCT 30 PM 10 37