

24443

Aspen 04035431 Vol. 991 Page 372

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 #2182

FORECLOSURES #35431 & 35432

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:

NOVEMBER 19, 1990

NOVEMBER 26, 1990

DECEMBER 3, 1990

DECEMBER 10, 1990

Total Cost: \$157.76

Subscribed and sworn to before me this 10TH

day of DECEMBER 19 90

Notary Public of Oregon

My commission expires Jan. 15, 94

(C) TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE
Reference is made to that Trust Deed wherein PAULA ANN RUDELL, An unmarried Woman, 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/Microfilm Records, Vol. M88, Page 9143, Klamath County, Oregon, covering the following described: real property in Klamath County, Oregon: Lot 43, Block 28, Tract No. 1113, OREGON SHORES UNIT NO. 2, in the County of Klamath, State of Oregon.
CODE 118 MAP 3507-17CC-TL 3200
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 January, February, March, April, May, June and July of 1990, in the amounts of \$104.98 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: \$8,311.33 plus interest and late charges, thereon from December 15, 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, 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 86.705 to 86.795.
The property will be sold as provided by law on December 17, 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 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 31, 1990.
ASPEN TITLE & ESCROW INC., Trustee
#2182 Nov. 19, 26, Dec. 3, 10, 1990.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 7th day of Jan. A.D. 19 91
at 3:34 o'clock P.M. and duly recorded
in Vol. M91 of Mortgages Page 372

Evelyn Biehn
County Clerk

By Pauline Mulholland

Fee, \$8.00

Deputy.

Return: ATC