

25763

020354710

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 #2301

FORECLOSURE # 35476

TRANSAMERICA FINANCIAL /KELLY

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:

JANUARY 7, 1991

JANUARY 14, 1991

JANUARY 21, 1991

JANUARY 28, 1991

Total Cost: \$176.80

Deanna Azevedo

Subscribed and sworn to before me this

28TH

day of

JANUARY

19 91

Notary Public of Oregon

My commission expires

JAN 28 1991

19 91

**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL
AND OF SALE**

Reference is made to that Trust Deed wherein
HUBERT D. KELLY and LUCINDA M. KELLY,
husband and wife, is Grantor; ASPEN TITLE, is
Trustee, and TRANSAMERICA FINANCIAL
SERVICES, is Beneficiary, recorded in Of-
ficial/Microfilm Records, Vol. M-85, Page 16934,
Klamath County, Oregon, covering the follow-
ing-described real property in Klamath County,
Oregon:
Lot 19, Block 1, STEWART ADDITION, in the
City of Klamath Falls, in the County of Klamath,
State of Oregon.
CODE 211 MAP 909-7cb119200

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 month of February in the
amount of \$177.00, and monthly installments of
principal and interest due for the months of
March, April, May, June, July, August and
September, 1990 in the amounts of \$360.00 each;
and 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: \$15,948.87 plus interest and late
charges thereon from February 27, 1990, at the
rate of EIGHTEEN AND ONE-HALF (18.5%)
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 prop-
erty to satisfy the obligation pursuant to ORS
86.705 to 86.795.

The property will be sold as provided by law on
February 15, 1991, at 10:00 o'clock a.m. based on
standard of time established by ORS 187.110 at
Aspen Title & Escrow, Inc., 325 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: September 27, 1990
ASPEN TITLE & ESCROW
BY: Andrew A. Patterson, Trustee
#2301 Jan 7, 14, 21, 28, 1991

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 12th day of Feb. A.D. 19 91
at 10:55 o'clock A M. and duly recorded
in Vol. M91 of Mortgages Page 2554.

Evelyn Biehn

County Clerk

By Pauline Mullender

Deputy.

Fee, \$8.00

Return: ATC