

# 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 #2302

TRUSTEES OF NOTICE OF DEFAULT

BENAVENTE

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

Subscribed and sworn to before me this

28TH

day of

JANUARY

19 91

My commission expires

Notary Public of Oregon

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 1st day of March A.D. 19 91  
at 10:37 o'clock A M. and duly recorded  
in Vol. M91 of Mortgages Page 3761

Evelyn Biehn County Clerk

By Pauline Mulendore

Fee, \$8.00

Deputy.

TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL  
AND OF SALE  
Reference is made to that Trust Deed wherein  
ROY C. BENAVENTE and SHEILA C.  
BENAVENTE, husband and wife, 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 16234,  
Klamath County, Oregon, covering the follow-  
ing described real property in Klamath County,  
Oregon:  
Lot 14, Block 41, Tract No. 1184, OREGON  
SHORES UNIT 72, FIRST ADDITION, in the  
County of Klamath, State of Oregon;  
CODE 118, MAP 3507-18DB, TL 200, KEY NO.  
246353  
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 November and  
December, of 1988; January thru December of  
1989; January thru October of 1990; in the  
amount of \$118.01 each; and subsequent install-  
ments 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: \$4,734.57 plus interest and late  
charges, thereon from October 30, 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 prop-  
erty to satisfy the obligation pursuant to ORS  
86.705 to 86.795.  
The property will be sold as provided by law on  
March 1, 1991, 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 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: October 9, 1990.  
ASPEN TITLE & ESCROW, INC.  
BY: Andrew A. Patterson, Trustee  
#2302 Jan. 7, 14, 21, 28, 1991