

32400

ASPEN 36051

Affidavit of Publication

Vol. 14561 Page 14561

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 #2790TRUSTEES NOTICE OF SALELEACH/BONOa printed copy of which is hereto
annexed, was published in the entire
issue of said newspaper forFOUR(4 insertions) in the following issues:JUNE 17, 1991JUNE 24, 1991JULY 1, 1991JULY 8, 1991Total Cost: \$244.80Subscribed and sworn to before me this 8THday of JULY19 91My commission expires Jan 1519 94

Notary Public of Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of July A.D., 19 91 at 3:24 o'clock P M., and duly recorded in Vol. 14561
of Mortgages on Page 14561

FEE \$8.00

Return: ATC

By Evelyn Biehn County ClerkBy Deanna Azevedo

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by MARGIE A. LEACH, an unmarried woman and FRANCES J. BONO, an unmarried woman, as grantor, to ASPEN TITLE & ESCROW, INC., An Oregon Corporation, as trustee, in favor of F.N. Realty Services, Inc., A California Corporation, as beneficiary, dated April 1, 1988, recorded May 9, 1988, in the mortgage records of Klamath County, Oregon, in book No. M-88 at page 7305, covering the following described real property situated in said county and state, to-wit:

Lot 13, Block 42, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-18AA TL 7900

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly installments of principal and interest due for the months of August, September, October, November and December of 1990, and January, February, March, and April of 1991 in the amounts of \$109.64 each; and subsequent installments of like amounts; subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$8344.31 plus interest and late charges, thereon from July 15, 1990, 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 2, 1991, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at ASPEN TITLE & ESCROW, INC., 525 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED March 25, 1991.
ASPEN TITLE & ESCROW, INC.
BY: Andrew A. Patterson, Trustee
#2790 June 17, 1991