

36282

# 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 #2846

TRUSTEE'S NOTICE OF SALE

ANDERSON/WOODS

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:

7-8-91

7-15-91

7-22-91

7-29-91

Total Cost: \$258.40

Subscribed and sworn to before me this 29TH

day of JULY 19 91

My commission expires 15 19 94

Notary Public of Oregon

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by GARY ANDERSON AND CARMEN ANDERSON, HUSBAND AND WIFE, PAUL WOODS AND VELMA WOODS, HUSBAND AND WIFE, as grantor, to ASPEN TITLE & ESCROW, INC., An Oregon Corporation, as trustee, in favor of RUSH E. LONG, as beneficiary, dated August 21, 1989, recorded October 26, 1989, in the mortgage records of Klamath County, Oregon, in book No. M-89 at page 20594, covering the following described real property situated in said county and state, to-wit:

Lots 23 and 24, Block 5, TOGETHER WITH that portion of vacated Pine Street adjoining Lot 24, All in DOTEN, LESS any portion thereof lying in Highway 66, in the County of Klamath, State of Oregon.

CODE 21 MAP 3908-31CC TL 2200

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 September, October, November and December, of 1990, and January, February, March and April of 1991, in the amounts of \$399.96 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: \$43,705.24 plus interest and late charges, thereon from September 3, 1990, at the rate of TEN (10%) 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 26, 1991, at the hour of 10:05 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 April 9, 1991  
ASPEN TITLE & ESCROW, INC.  
BY: Andrew A. Patterson, Trustee  
#2846 July 8, 15, 22, 29, 1991

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title Co.

on this 29th day of Aug. A.D. 19 91  
at 3:26 o'clock P.M. and duly recorded  
in Vol. M91 of Mortgages Page 16607.

Evelyn Biehn, County Clerk

By Deanna Azevedo  
Deputy.

Fee, \$8.00