

Aspen 04037849

## Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

I, Sarah Parsons, 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 #4285

TRUSTEE'S NOTICE OF SALE

MONTE J COUNTRYMAN

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:

MARCH 25, 1992

APRIL 1, 8, 15, 1992

Total Cost: \$354.20

Sarah L. Parsons

Subscribed and sworn to before me this 15TH  
day of APRIL, 19 92  
*[Signature]*  
Notary Public of Oregon  
My commission expires APRIL 15, 19 94

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title Co. the 15th day  
of May, A.D., 19 92 at 10:31 o'clock A M., and duly recorded in Vol. M92  
of Mortgages on Page 10597

FEE \$10.00

Return: ATC

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by MONTE J. COUNTRYMAN, as grantor, to ASPEN TITLE & ESCROW, INC., as trustee, in favor of RALPH A. HARPER AND JAN PUGH HARPER, HUSBAND AND WIFE, AS TO AN undivided 1/2 interest and ORA LEE LEBLANC, AS TO AN UNDIVIDED 1/2 INTEREST, as beneficiary, dated September 19, 1990, recorded October 2, 1990, in the mortgage records of Klamath County, Oregon, in book No. M-90 at page 19894, covering the following described real property situated in said county and state, to-wit:

The E 1/2 of Lot 3, Block 64, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.  
CODE 1 MAP 3809-29B A TL 6700

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 July, August, September, October, November, and December of 1991 in the amount of \$161.19 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:

\$14,628.90 plus interest and late charges, thereon from July 8, 1991, 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 May 20, 1992, at the hour of 10:15 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 January 7, 1992  
ASPEN TITLE & ESCROW, INC.  
BY: Andrew A. Patterson, Trustee  
#4285 March 25, April 1, 8, 15, 1992