

08-09-93A10:53 RCVD

# 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 #5507

TRUSTEE'S NOTICE OF SALE

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:

JUNE 7, 14, 21, 28, 1993

Total Cost: \$432.64

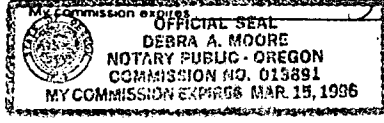
*Sarah L. Parsons*

Subscribed and sworn to before me this 28TH

day of JUNE 19 93

*Debra A Moore*

Notary Public of Oregon



**TRUSTEE'S NOTICE OF SALE**  
Reference is made to that certain  
trust deed made by Phyllis M. Wil-  
liams, as grantor, to Aspen Title &  
Escrow, Inc., as trustee, in favor of  
Lee Ben Davis and Katherine E.  
Davis, husband and wife, as bene-  
ficiary, dated January 15, 1991,  
recorded January 18, 1991, in the  
mortgage records of Klamath  
County, Oregon, in book No. M91 at  
page 1270, or as fee No. 24996 (in-  
dicate which), covering the follow-  
ing described real property situ-  
ated in said county and state, to-  
wit:

Lot 7, Tract 1124, Davis Subdivi-  
sion, in the City of Bonanza, State  
of Oregon. Code 11 Map 3911-9DA-  
TL 3200.

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:

Annual installments of not less than \$701.23 due on the 18th day of January, 1992 and January 1993 and a like payment on the 18th day of January each year after, balance of annual payment for January 18, 1992 for \$316.23 and balance of January 18, 1993 payment for \$420.73.

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:  
\$4,500.00 plus interest and late charges, thereon from January 18, 1992 at the rate of Nine (9%) percent 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 6, 1993, at the hour of 9:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Front entry to Aspen Title & Escrow, Inc., located at 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 grantor of the said trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of 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 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 10, 1993  
ASPEN TITLE & ESCROW, INC  
BY: ANDREW A. PATTERSON  
ASSISTANT SECRETARY for said trustee  
#5507 June 7, 14, 21, 28, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day  
of August A.D., 19 93 at 10:53 o'clock A M., and duly recorded in Vol. M93  
of Mortgages on Page 19664

Evelyn Biehn County Clerk

By \_\_\_\_\_

FEE \$10.00