

ASPEN  
04040021

# 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 #5801

TRUSTEE'S NOTICE OF SALE

MARINA FAY PULIDO

ROY E ALLEN AND OPAL L ALLEN

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:

OCTOBER 4, 11, 18, 25, 1993

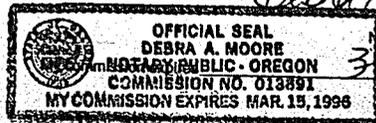
Total Cost: \$1499.20

Sarah L Parsons

Subscribed and sworn to before me this 25TH

day of OCTOBER 19 93

Debra A Moore



Notary Public of Oregon

3/19/96

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by MARINA FAY PULIDO as grantor to ASPEN TITLE & ESCROW, INC. as trustee, in favor of ROY E ALLEN AND OPAL L ALLEN husband and wife as beneficiary, dated April 6, 1989, recorded April 19, 1989, in the mortgage records of Klamath County, Oregon, in Book M89 Page 6604, or as fee No. 99212, covering the following described real property situated in said county and state, to-wit: Lot 4, Block 37 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, State of Oregon.

and subsequently assigned to Central California Conference Association of the Seventh Day Adventists, a California Corporation by recorded instrument No. M92 Page 27554.

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 of which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly installments of principal and interest due for September, October, November and December of 1992 and January, February, March, April, May and June of 1993 in the amount of \$198.23 each; and subsequent installments in like amounts; subsequent 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:

\$15,000.00 plus interest and late charges thereon from September 6, 1992 at the rate of Ten Percent (10%) per annum until paid and all sums by the beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

**WHEREFORE, notice here by is given that the undersigned trustee will on November 1, 1993 at the hour of 10:00 o'clock A.M. in accord with the standard or time established by ORS 187.110 at Front entry to Aspen Title & Escrow, INC at 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, together with any interest which the grantor or his 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 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 which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED June 21, 1993  
(580) October 4, 11, 18, 25, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 9th day of Nov. A.D., 19 93 at 3:43 o'clock P. M., and duly recorded in Vol. M93 of Mortgages on Page 29678

FEE \$10.00  
Return: Aspen Title Co

Evelyn Biehn County Clerk  
By Debra A Moore