

71069

11-09-93P03:43, RCVD

Vol. M93 Page 29678

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 _____

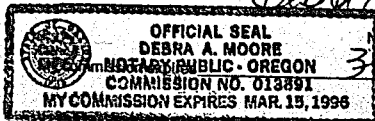
25TH

day of _____

OCTOBER

19 93

Debra A Moore



Notary Public of Oregon

3/19/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____

Aspen Title Co

of _____

Nov.

A.D., 19 93

at

3:43

o'clock

P. M., and duly recorded in Vol. _____

9th

day

of _____

Mortgages

on Page

29678

FEE \$10.00

Return: Aspen Title Co

Evelyn Biehn, County Clerk

By _____

Debra A Moore

TRUSTEE'S NOTICE OF SALE

Reference is made to that
certain trust deed made by MAR-
INA 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 coun-
ty and state, to-wit: Lot 4, Block 37
Klamath Falls Forest Estates High-
way 66 Unit, Plat No. 2, State of Or-
egon.

*and subsequently assigned to
Central California Conference
Association of the Seventh Day Ad-
ventists, 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 ob-
ligations secured by said trust deed
and a notice of default has been
recorded pursuant to Oregon Re-
vised Statutes 86.735(3), the de-
fault of which the foreclosure is
made is grantor's failure to pay
when due the following sums:

Monthly installments of prin-
cipal and interest due for Septem-
ber, October, November and De-
cember of 1992 and January, Fe-
bruary, March, April, May and
June of 1993 in the amount of
\$198.23 each; and subsequent in-
stallments in like amounts; subse-
quent 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 Sep-
tember 6, 1992 at the rate of Ten
Percent (10%) per annum until
paid and all sums by the Benefi-
ciary pursuant to the terms and pro-
visions 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 of time
established by ORS 187.110, at
Front entry to Aspen Title & Es-
crow, INC at Main Street, in the
City of KLAMATH FALLS, County
of KLAMATH, State of Oregon, sell
at public auction to the highest bid-
der for cash the interest in the said
described real property which the
grantor had or had power to con-
vey 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 ac-
quired after the execution of said
trust deed, to satisfy the foregoing
obligations thereby secured and
the costs and expenses of sale, in-
cluding 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 de-
fault occurred) and by curing any
other default complained of herein
that is capable of being cured by
tendering the performance re-
quired under the obligation of trust
deed, and in addition to paying said
sums or tendering the perfor-
mance necessary to cure the de-
fault, by paying all costs and ex-
penses actually incurred in enforc-
ing the obligation and trust deed,
together with trustee's and attor-
ney's fees not exceeding the
amounts provided by said ORS
86.753.

In construing this notice, the
masculine gender includes the fe-
mine and the neuter, the singular
includes the plural, the word "gran-
tor" includes any successor in in-
terest 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 in-
terest, if any.

DATED June 21, 1993

(580) October 4, 11, 18, 25, 1993