

73389

12-27-93A11:09 RCVD

Vol 93 Page 34668

# Affidavit of Publication

ATC 84040100/E

## 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 #5877

### TRUSTEE'S NOTICE OF SALE

KIRK W ST PIERRE &amp; CHRISTINA A ST PIERRE

ROBERT V WETHERN SR

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:

NOVEMBER 8, 15, 22, 29, 1993

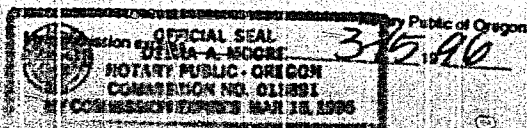
Total Cost: \$465.92

Sarah L Parsons

Subscribed and sworn to before me this 29TH

day of NOVEMBER 19 93

Debra A Moore



STATE OF OREGON - COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co  
of DUC. A.D. 19 93 at 11:09 A.M., and duly recorded in Vol. H93  
of Mortgages on Page 34668

FEE \$10.00

Return: Aspen Title co

Evelyn Biehn

County Clerk

By Douglas M. Mendenhall

Reference is made to that certain trust deed made by KIRK W. ST PIERRE and CHRISTINE A. ST PIERRE, husband and wife, as grantor, to ASPEN TITLE & CROW, INC., as trustee, in favor of ROBERT V. WETHERN, SR., as beneficiary, dated September 1, 1991, recorded October 3, 1991, in the mortgage records of Klamath County, Oregon, in Book A07, Page 2085, or as fee No. 10096, covering the following described real property situated in said county and state, to-wit: Lot 11, Block 122, Klamath Falls Forest Estates Highway 6 East, Plat No. 2, State of Oregon.

and subsequently assigned to Lorraine G. Wetheren on October 7, 1991 and recorded on October 7, 1991 and recorded on October 8, 1991, in Book A07, Page 2086 in the Klamath County Clerk's Office.

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 for July, August, September, October, November and December of 1992 and January, February, March and April of 1993 plus interest and principal in the amount of \$48.00 each; and subsequent installments in like amount; 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: \$550.00 plus interest and late charges thereon from June 15, 1992 at the rate of Ten and 00/100 Percent (10.00%) per annum.

by the said beneficiary in accordance with the terms and provisions of the said trust deed.

WHEREFORE, notice is hereby given that the undersigned trustee will on January 4, 1994, at the hour of 10:30 o'clock A.M., in accordance with the standards of the established by ORS 86.735, 86.736, 86.737 and 86.738, sell at public auction on the highest bidder for cash the interest in the said described real property which the grantor had by said 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 thereon by 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 86.735 has the right at any time prior to five days before the date 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 clearing any other financial complications 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 the 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 86.733.

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 in the grantor as well as any other person owing an obligation the performance of which is required by said trust deed, and the words "trustee" and "beneficiary" include their heirs, assigns, successors, personal representatives and assigns.