

ASPEN 04040505/F

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 #5998

TRUSTEE'S NOTICE OF SALE

BRIAN H LITTLETON & DOROTHY J LITTLETON

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:

JANUARY 3, 10, 17, 24, 1994

Total Cost: \$665.60

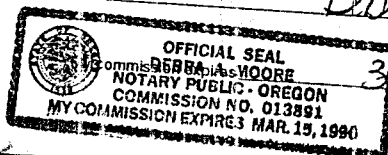
Sarah L Parsons

Subscribed and sworn to before me this 24TH

day of JANUARY 19 94

LEBIA Moore

Notary Public of Oregon



ASPEND 04040505/F
TRUSTEE'S NOTICE
OF SALE
Reference is made to that certain
trust deed made by
BRIAN H LITTLETON
and DOROTHY J LIT-
TLETON, husband and
wife, as grantors, to
ASPEN TITLE & ES-
CROW, INC., as trust-
ee, in favor of RO-
BERT C BROWN and
KAREN V BROWN,
husband and wife, as
beneficiary, dated Sep-
tember 19, 1990, record-
ed October 1, 1990, in
the mortgage records of
Klamath County, Or-
egon, in Book No. M90,
page 19863 & 19866, or
as No. 20917 & 20918
covering the following
described real prop-
erty situated in said coun-
ty and state, to-wit:

EXHIBIT "A"
A parcel of land
situate in the NW 1/4
SW 1/4 NW 1/4 of Sec-
tion 11, Township 39
South, Range 9 East of
the Willamette Merid-
ian, in the County of
Klamath, State of Ore-
gon, more particularly
described as follows:
Beginning at a
point marked by an
iron pin driven in the
ground in the center
line of a 60 foot road-
way, from which the
section corner com-
mon to section 2, 3, 10,
and 11, Township 39
South, Range 9 East of
the Willamette Merid-
ian, bears South 89 de-
grees 44 1/2' West
along the center line of
said roadway, 879.4
feet to a point in the
West boundary of said
Section 11, and North 01
degrees 13 1/2' West
along the section line
1662.5 feet; thence run-
ning North 89 degrees
44 1/2' East along the
center line of above
mentioned roadway, a
distance of 135.0 feet;

thence North 0 degrees
7' West 331.75 feet
more or less, to a point
on the Northerly bound-
ary of said N 1/2 SW
1/4 NW 1/4 of said Sec-
tion 11, thence South
89 degrees 47' West
along said boundary
line 135.0 feet; thence
South 0 degrees 07'
East, 331.85 feet, more
or less, to the point of
beginning,
CODE 41 MAP 3909-
11BC TL 600

Both the bene-
ficiary and the trustee
have elected to sell the
said real property to
satisfy the obligations
secured by said trust
deed and a notice of de-
fault has been record-
ed pursuant to Oregon
Revised Statutes
86.735(3); the default
of which the foreclo-
sure is made is gran-
tor's failure to pay
when due the following
sums:

EXHIBIT "B"
Balance of
monthly installments
of \$483.05 due for the
months of December
of 1990 and monthly in-
stallments of \$483.05 to
present and subse-
quent installments of
like amounts; and sub-
sequent amounts for as-
sessments and taxes
due under the terms
and provisions of the
Note and Trust Deed
recorded on October
19, 1990 in Volume M90
Page 19863 also a sec-
ond Note and Trust
Deed dated September
19, 1990 recorded on Oc-
tober 1, 1990 in Volume
M90 Page 19866 in the
amount of \$9,000.00 at
the rate of eleven
(11.0) percent per
annum due and pay-
able on March 28, 1991
and all sums expended
by the Beneficiary pur-
suant to 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-
wits:

NOTE and Trust Deed dated September 19, 1990 and recorded on October 3, 1990 in the amount of \$42,500.00 plus interest and late charges thereon from December 28, 1990 at the rate of (11.0) 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. A second Note and Trust Deed dated September 19, 1990 and recorded on October 3, 1990 in the amount of \$7,000.00 plus interest at the rate of eleven (11.0) per cent per annum all due and payable on March 28, 1991 and all sums expended by the Beneficiary pursuant to the terms and provisions of said Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 11, 1991 at the hour of 11:00 o'clock A.M. in accordance with the standard of time established by ORS 86.753 at the County Clerk's Office in the City of Klamath, County of Klamath, State of Oregon,

sell a public auction to the highest bidder for cash the interest in the said described real property which the grantor and/or grantor has or have power to convey at the time of the execution by grantor of the said trust deed together with any interest which the grantor or his successors in interest are entitled to after the execution of said trust deed to satisfy the foregoing obligation thereby secured and the costs and expenses of sale including a reasonable charge by the trustee in case it is then given that any person named in ORS 86.753 has the right at any time prior to five days before the date of sale to file with the trustee a written declaration of proceedings to dismiss and the trust deed is satisfied by payment of the beneficiary of the entire amount thereof other than such portion of the principal as would not then be due and is not due and is due and by cure and other means which is capable of being cured by rendering the performance required under the obligation or trust deed and an action to enforce said sums or rendering the performance necessary to cure the fault by paying all costs and expenses actually incurred in forcing the obligation and trust deed to be performed and the trustee and the beneficiary are hereby notified that the trustee is not bound by the provisions of said ORS 86.753.

In construing notice the singular includes the plural word "grantor" includes any successor interest to the grantor as well as any person owing an obligation the performance which is cured by said deed and the words "trustee" and "beneficiary" include respective successors in interest and the words "trust deed" include any deed or deed of trust.

ASPEN TITLE & ESCROW, INC.
BY ANDREW TERSON
TRUSTEE
1509 1/2 January 12, 24, 1991

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title & Escrow
on this 18th day of July A.D., 19 94
at 3:33 o'clock P M. and duly recorded
in Vol. M94 of Mortgages Page 22034
Evelyn Biehn County Clerk
By Bonnette Mueller
Deputy.

Fee, \$15.00