

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 #6557

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:

JULY 4, 11, 18, 25, 1994

Total Cost: \$608.00

Sarah L. Parsons

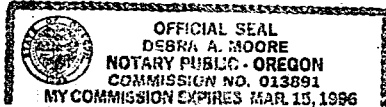
Subscribed and sworn to before me this 25TH

day of JULY 19 94

Debra A Moore

Notary Public of Oregon

My commission expires 3-16 19 96



ASPEN DOWNTOWN TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by GEORGE ROBERT FLEMING and PATRICIA L. FLEMING, husband and wife, as grantor, to ASPEN TITLE & ESCROW, INC., as trustee, in favor of ROBERT V. WETHERN, SR., as beneficiary, dated September 1, 1993, recorded October 8, 1993 in the mortgage records of Klamath County, Oregon, in Book No. M-93 at Page 26209, or as fee No. 69362, covering the following described real property situated in said county and state, to-wit:

LEGAL DESCRIPTION MARKED EXHIBIT "A"

The Southerly 415 feet of the Easterly 1035 feet of Lot 20, Block 5, KLAMATH FALLS FOREST ESTATES-SYCAN UNIT, in the County of Klamath, State of Oregon. (Erroneously described as Lot 20C, Block 5 of said subdivision)

CODE 8 MAP 3313-2900 TL 5200

PARCEL 2:

The Southerly 415 feet of the Easterly 1035 feet of Lot 7, Block 7, KLAMATH FALLS FOREST ESTATES-SYCAN UNIT, in the County of Klamath, State of Oregon. (Erroneously described as Lot 7C, Block 7 of said subdivision)

CODE 8 MAP 3313-3300 TL 4500

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: Balance of monthly installments of \$224.69 due for December 1993 and January, February, March and April of 1994, and subsequent installments of like amounts; subsequent amounts 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 sum being the following, to-wit: Unpaid Balance of \$18,463.35 plus interest and late charges, thereon from December 1, 1993 at the rate of 10% (TEN PERCENT) per annum until paid and any delinquent taxes owing 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 September 19, 1994, at the hour of 11:00 o'clock A.M., in accord with the standard time established by ORS 187.110, at the Front Entry to Aspen Title & Escrow, INC. at 525 Main St. 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 of 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 of 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: APRIL 18, 1994

ASPEN TITLE & ESCROW, INC.
ANDREW A PATERSON

ASSISTANT SECRETARY, TRUSTEE
State of Oregon, County of Klamath ss:

I, the undersigned, certify that I am the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

/s/ANDREW A. PATERSON
TRUSTEE
#6557 July 4, 11, 18, 25, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 12th day of Sept A.D., 19 94 at 10:40 o'clock A.M., and duly recorded in Vol. M94 of Mortgages on Page 28628

FEE \$10.00

Return: Aspen Title Co

Evelyn Biehn County Clerk

By *Pauline M. Biehn*