

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 #6806

TRUSTEE'S NOTICE OF SALE

LORI N YOUNG/LONNIE J PHILLIPS &

GLENORA J PHILLIPS

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 3, 10, 17, 24, 1994

Total Cost: \$510.72

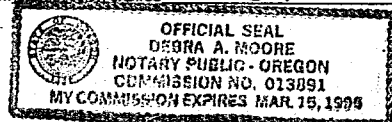
Sarah L. Parsons

Subscribed and sworn to before me this 24TH

day of OCTOBER 19 94

Notary Public of Oregon

My commission expires 3-15 19 96



ASPEN 04042115/F TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Lori N. Young, as grantor, Aspen Title & Escrow, INC., as trustee, in favor of Lonnie J. Phillips, husband and wife, as beneficiary, dated December 28, 1994, recorded February 27, 1990, in the mortgage records of Klamath County, Oregon, in book No. M90 at page 3670, or as fee No. 11759, covering the following described real property situated in said county and state, to-wit: Lot 6, Block 16, First Addition to Klamath River Acres, in the County of Klamath, State of Oregon. Code 96 Map 3907-25COTL 4700

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 not less than \$103.97 due for April, May, June and July of 1994; and subsequent installments of like amounts; subsequent amounts 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: \$6,867.44 plus interest and late charges, thereon from April 15, 1994, at the rate of TEN (10%) PERCENT

per annum until paid and any and all 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 January 9, 1995, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Front entry to Aspen Title & Escrow, INC. located at 525 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 perfor-

mance 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: August 9, 1994
Andrew Patterson
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.
Andrew Patterson
Trustee
#6806 October 3, 10, 17, 24, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 19th day
of Dec A.D., 19 94 at 10:37 o'clock A M., and duly recorded in Vol. M94
of Mortgages on Page 38015

FEE \$10.00

Ret: Aspen Title Co.

Evelyn Biehn County Clerk

By Deborah A. Moore