

# Affidavit of Publication

AYC # 42321

## 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 # 7009

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:

JANUARY 12, 19, 26, 1995

FEBRUARY 2, 1995

Total Cost: \$505.60

Sarah L. Parsons

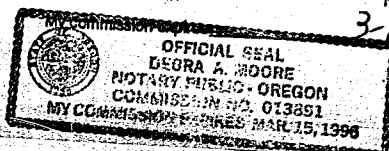
Subscribed and sworn to before me this 26TH

day of JANUARY 1995

Debra A. Moore

Notary Public of Oregon

3-15 1996



After Recording

return to:

Michael H. Arant, Attorney at Law  
312 S. Ivy P.O. Box 4746  
Medford, Or. 97501-0196

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow  
of Feb A.D., 19 95 at 3:22 o'clock P M., and duly recorded in Vol. M95  
of Mortgages on Page 3704

FEE \$10.00

By Bernetha G. Letsch, County Clerk

By Pauline Muckenstore

### AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made that certain trust deed made by Lori M. Young, as grantor, to Aspen Title and Escrow, Inc., as trustee, in favor of Jacqueline Anne Orbea, as beneficiary, dated August 10, 1993, recorded August 24, 1993, in the mortgage records of Klamath County, Oregon, in book No. M-89 at page 15784 covering the following described real property situated in said county and state, to-wit:

Lot 26, Odessa Summer Home Site, in the County of Klamath, State of Oregon.

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:

1. Property taxes for the years 1989 through 1994, in the sum of \$378.93 plus interest and costs.

2. Monthly payments due since March 21, 1994, in the sum of \$8.18 per month.

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:

1. Principal \$5,671.35 plus interest at 10% per annum from March 21, 1994.

2. All taxes unpaid pursuant to the Note and Trust Deed.

3. Beneficiary's reasonable legal fees and costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 19, 1995, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 167.110, at Front steps of the Klamath County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction the above described real property which the grantor had or had 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 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 to 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 of 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 the trustee's and attorney's fees and expenses by

in conducting this notice. The notice is given for the purpose of giving the grantor and any successor in interest 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 interest, if any.

DATED: 1/9/95  
Michael H. Arant  
Successor Trustee  
State of Oregon, County of Jackson ss:

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

Michael H. Arant  
Attorney for said Trustee  
#809 January 12, 19, 26, 1995 February 2, 1995