

# 1071 Affidavit of Publication

ASPEN 040426971K Vol. M95 Page 14771

## 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 #7143

TRUSTEE'S NOTICE

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:

MARCH 13, 20, 27, 1995

APRIL 3, 1995

Total Cost: \$556.16

Sarah L. Parsons

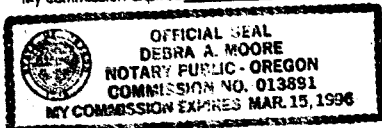
Subscribed and sworn to before me this THIRD

day of MARCH 19 95

Debra A Moore

Notary Public of Oregon

My commission expires 3-15-96



### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain  
trust deed made by Anne  
T. Lee, a married  
woman, as her separate  
property, as Grantor, to  
Aspen Title & Escrow,  
INC., as Trustee, in  
favor of F.N. Realty  
Services, INC., a Cali-  
fornia Corporation, as  
Beneficiary, dated No-  
vember 15, 1991,  
recorded June 26, 1992,  
in The Mortgage  
Records of Klamath  
County, Oregon in Book  
No. M92, page 14087, or  
as fee No. 44765, cover-  
ing the following de-  
scribed real property  
situated in said county  
and state, to-wit:  
Lot 39, Block 32, Tract  
No. 1184, Oregon Shores  
Unit #2, First Addition,  
in the County of Klamath,  
State of Oregon.  
Code 118 Map 3507-  
17CA-TL-1600.

Both the Benefi-  
ciary 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 recorded  
pursuant to Oregon Re-  
vised Statutes  
86.735(3); the default of  
which the foreclosure is  
made is grantor's fail-  
ure to pay when due  
the following sums:  
Balance of monthly in-  
stallments of not less  
than \$150.24 due for Fe-  
bruary 15, 1992 and  
thereafter; and subse-  
quent installments of  
like amounts; subse-  
quent amounts for as-  
sessment due under  
the terms and provi-  
sions of the Note and  
Trust Deed.

By reasons of  
said default the benefi-  
ciary has declared all  
sums owing on the obli-  
gation secured by said  
trust deed immediately  
due and payable, said  
sums being the follow-  
ing, to-wit:  
\$11,610.00 plus interest  
and late charges there-  
on from February 15,  
1992 at the rate of NINE  
and ONE-HALF per  
cent (9.5%) until paid  
and all sums expended  
by the beneficiary pur-  
suant to the terms and  
provisions of the Note  
and Trust Deed plus  
any and all property  
taxes.

WHEREFORE,

notice hereby is given  
that the undersigned  
trustee, on June 12,  
1995, at the hour of  
11:10 o'clock A.M., in  
accord with the stan-  
dard of time estab-  
lished by ORS 187.110,  
at Front Entry to Aspen  
Title & Escrow, INC. lo-  
cated at 525 Main  
Street, in the City of  
Klamath Falls, County  
of Klamath, State of Or-  
egon, sell at public auc-  
tion to the highest bid-  
der for cash the inter-  
est in the said de-  
scribed real property  
which the grantor had  
or had power to convey  
at the time of the ex-  
ecution by grantor of the  
said trust deed, togeth-  
er with any interest  
which the grantor or  
grantor's successors in  
interest acquired after  
the execution of said  
trust deed, to satisfy  
the foregoing obliga-  
tions thereby secured  
and the costs and ex-  
penses of sale, includ-  
ing 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 fore-  
closure proceeding dis-  
missed and the trust  
deed reinstated by pay-  
ment to the beneficiary  
of the entire amount  
then due (other than  
such portion of the  
principal as would not  
then be due had no de-  
fault occurred) and by  
curing any other de-  
fault complained of  
herein that is capable of  
being cured by tender-  
ing the performance  
required under the obli-  
gation or trust deed,  
and in addition to pay-  
ing said sums of tender-  
ing the performance  
necessary to cure the  
default, by paying all  
costs and expenses ac-  
tually incurred in en-  
forcing the obligation  
and trust deed, togeth-  
er with trustee's and at-  
torney's fees not ex-  
ceeding the amounts  
provided by said ORS  
86.753.

In construing this  
notice, the singular in-  
cludes the plural, the  
word "grantor" in-  
cludes any successor in  
interest to the grantor  
as well as any other  
person owing an obli-  
gation, the performance  
which is secured by

said trust deed, and the  
words "trustee" and  
"beneficiary" include  
their respective suc-  
cessors in interest, if  
any.

DATED January 12,  
1995  
Andrew A. Patterson  
Trustee  
State of Oregon, County  
of Klamath ss:

I, the under-  
signed, 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 A. Patterson  
Attorney for  
said Trustee  
#7143 March 13, 20, 27,  
1995 April 3, 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day  
of June A.D., 19 95 at 3:15 o'clock P M., and duly recorded in Vol. M95,  
of Mortgages on Page 14771

FEE \$10.00

By Bernetha G. Letsch, County Clerk