

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

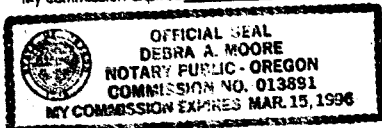
Subscribed and sworn to before me this THIRD

day of MARCH 19 95

Debra A Moore

Notary Public of Oregon

My commission expires 3-15-96



ASPEN 040426971K Vol. M95 Page 14771

TRUSTEE'S NOTICE
OF SALE

Reference is made to that certain mortgage 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 California Corporation, as Beneficiary, dated November 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, covering the following described 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 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: Balance of monthly installments of not less than \$150.24 due for February 15, 1992 and thereafter; 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:

\$11,610.00 plus interest and late charges thereon 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 pursuant 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 accordance 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 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 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 which is secured by

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

DATED January 12, 1995
Andrew A. Patterson
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.
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

06-05-95/06:15 RCVD