

RECEIVED JUN 5 1995

ATC # 04043103

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 # 7309

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:

MAY 3, 10, 17, 24, 1995

Total Cost: \$505.60

Sarah L. Parsons

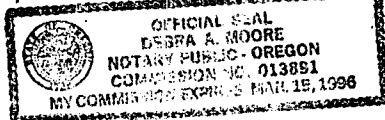
Subscribed and sworn to before me this 24th

day of MAY

19 95

Notary Public of Oregon

My commission expires



TRUSTEE'S NOTICE

LEGAL # 7309
T.S. No. 90495

Reference is made to
mak certain made
by NEAL SELLEY
AND JOHN M. KEL
LEY HUSBAND AND
WIFE as Grantor to
ASPIN TITLE & ES
CROW INC., as trustee,
in favor of TOWN AND
COUNTRY MORT
GAGE, INC., as Bene
ficiary, dated MARCH
17, 1989, recorded
MARCH 23, 1989, in the
official records of Klamath
County, Oregon in
book No. M89 at page
No. 4885, No. 98344, cover
ing the following de
scribed real property
situated in said County
and State, to-wit:
LOT 28, BLOCK 12,
STEWART, IN THE
CITY OF KLAMATH
FALLS, COUNTY OF
OREGON.

Both the beneficiary
and the trustee have

electd to sell the said
real property to satisfy
the obligations secured
by said trust deed and
notice has been record
ed pursuant to Section
86.735(3) of Oregon Re
vised Statutes; the de
fault for which the fore
closure is made is the
grantor's failure to:
Make the monthly pay
ments of \$356.58 each,
commencing with the
payment due on DE
CEMBER 1, 1994 and
continuing each month
until this trust deed is
reinstated or goes to
trustee's sale; plus a
late charge of \$14.26 on
each installment not
paid within fifteen days
following the payment
due date; trustee's fees
and other costs and ex
penses associated with
this foreclosure and
any further breach of
any term or condition
in subject note and
deed of trust.

By this reason of said
default the beneficiary
has declared all obliga
tions secured by said
deed of trust imme
diately due and pay
able, said sums being
the following, to-wit:
The sum of \$29,103.67
together with interest
thereon at the rate of
10.5% per annum from
NOVEMBER 1, 1994 un
til paid, plus the accrued
late charges thereon,
and all trustee's fees.

the beneficiary pursu
ant to the terms of said
deed of trust.

Whereof, notice hereby
is given that the under
signed trustee will on
AUGUST 22, 1995 at the
hour of 1 o'clock P.M.,
Standard of Time, as
established by Section
187.110, Oregon Revised
Statutes, AT THE
FRONT DOOR TO THE
KLAMATH COUNTY
COURTHOUSE, MAIN
STREET, KLAMATH
FALLS, OREGON,
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 exe
cution by him of the
said trust deed, togeth
er with any interest
which the grantor or his
successors in interest
acquired after the exe
cution of said trust
deed, to satisfy the
foregoing obligations
thereby given that any
person named in Sec
tion 86.735 of Oregon
Revised Statutes; has
the right to have the
foreclosure proceeding
dismissed and the trust
deed reinstated by pay
ment to the beneficiary
of the entire amount
then due (other than
such portion of said
principal as would not
then be due had no de
fault occurred), togeth
er with the costs, trustee's
and attorney's
fees and curing any oth
er default complained
of in the Notice of De
fault by tendering the
performance required
under the obligation of
trust deed, at any time
prior to five days be
fore the date last set
for the sale.

In construing this, the
masculine gender in
cludes the feminine and
the successor in inter
est to the grantor as
well as any other per
son owing obligation.
The performance of
which is secured by
said trust deed, the
words "trustee" and
"beneficiary" include
their respective succes
sors in interest, if any.

NOTARY PUBLIC
DEBORAH A. MOORE
CORPORATION

Trustee
525 East Main Street
P.O. Box 22004
El Cajon, CA 92022-9004
(619) 490-9200

By YVONNE J.
WHEELER
ASST. VICE
PRESIDENT

STATE OF
CALIFORNIA
COUNTY OF
SAN DIEGO

#7309 May 3, 10, 17, 24,
1995

19851

R-34525

PROOF OF SERVICE

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

I swear that I am competent person 18 years of age or older and a resident of the State of Oregon; that I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise, named in the attached Trustee's Notice of Sale; that I served the an original of the attached Trustee's Notice of Sale on the following persons and that each person served is the identical one named in the trustee's instructions to me.

Personal Service

On APRIL 18th, 1995, at 8:30 o'clock, A.M., I delivered the attached original Trustee's Notice of Sale to ROBERT GILMAN in person, at 3254 CORTEZ ST., KLAMATH FALLS, OR.

On APRIL 18th, 1995, at 8:30 o'clock, A.M., I delivered the attached original Trustee's Notice of Sale to IVA SOWLES in person, at 3254 CORTEZ ST., KLAMATH FALLS, OR.

On _____, 19____, at _____ o'clock, ____M., I delivered the attached original Trustee's Notice of Sale to _____ in person, at _____.

Substitute Service

On _____, 19____, at _____ o'clock, ____M., I served the attached Trustee's Notice of Sale on _____ by delivering a original copy to _____, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at _____.

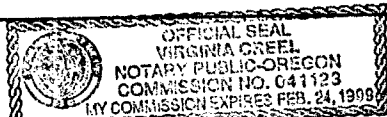
On _____, 19____, at _____ o'clock, ____M., I served the attached Trustee's Notice of Sale on _____ by delivering an original copy to _____, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at _____.

Office Service

On _____, 19____, at _____ o'clock ____M., I left an original copy of the Trustee's Notice of Sale with _____, the person apparently in charge of the business office maintained by _____ at _____.

On _____, 19____, at _____ o'clock ____M., I left an original copy of the Trustee's Notice of Sale with _____, the person apparently in charge of the business office maintained by _____ at _____.

Signed and sworn to before me on April 18, 1995, by



Joan E. Harrison

Virginia Greel

Notary Public for Oregon
My Commission Expires: 2-24-1999

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day of July A.D., 1995 at 3:48 o'clock P.M., and duly recorded in Vol. M95 of Mortgages on Page 19850.

FEE \$15.00

Bernetha G. Letsch, County Clerk
By Annette Mueller