

7677

- ASPEN 04043193/F

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, 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 in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL # 7615

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:

JULY 31, 1995

AUGUST 7, 14, 21, 1995

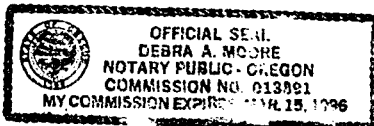
Total Cost: \$505.60

Subscribed and sworn before me this 21st.

day of AUGUST 19 95

Notary Public of Oregon

My commission expires 3-15-1996



TRUSTEE'S NOTICE
Reference is made to that certain
trust deed made by FELIX D. SABLON and
DONNA S. SABLON as grantor, to ASPEN TI-
TLE & ESCROW, INC., as trustee, in favor of
FN REALTY SERVICE, INC., a California
Corporation, as Beneficiary, dated JUNE 7,
1988, recorded OCTOBER 28, 1988, in the mort-
gage records of Klamath County, Oregon in
book no. 188, at page 18259, or as fee No.
93228, covering the fol-
lowing described real
property situated in
said county and state,
to-wit:
Lot 17, Block 37, Tract
No. 1184, Oregon Shores
Unit #2, First Addition,
in the County of Klamath,
State of Oregon.
Code 118 Map 3507-
17BB-TL-5600.

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
for which the foreclo-
sure is made is gran-
tor's failure to pay
when due the following
sums: Monthly install-
ments of \$144.92 due for
the months of Decem-
ber 25, 1991 to June 5,
1995; and subsequent in-
stallments of like
amounts; subsequent
amounts for assess-
ments 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:
\$11,200.00 plus interest
and late charges, there-
on from December 25,
1991 to June 5, 1995 at
the rate of NINE and
ONE-HALF per cent
(9.5%) PER ANNUM
until paid and all sums
expended by the Bene-
ficiary pursuant to the
terms and provisions of
the Note and Trust
Deed and any and all
costs and expenses.

WARRANTY
The undersigned
trustee, on October
23, 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 to be due had no
default occurred) and
by curing any other de-
fault complained of
herein that is capable
of being cured by ten-
dering 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 complying with
this notice, the singular in-
cludes the plural; the
word "grantor" includes
any successor in inter-
est to the grantor as
well as any other per-
son owing an obligation
the performance of
which is secured by
said trust deed, and the
words "trustee" and
"beneficiary" include
their respective suc-
cessors in interest, if any.
DATED June 5, 1995
ANDREW A. PATTER-
SON
TRUSTEE
#7615 July 31, 1995 Au-
gust 7, 14, 21, 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of October A.D., 19 95 at 3:48 o'clock P. M., and duly recorded in Vol. m95,
of Mortgages on Page 28168.

FEE \$10.00

By Bernetha G. Letsch, County Clerk