

ASPEN 04043974/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
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 #8041

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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 31

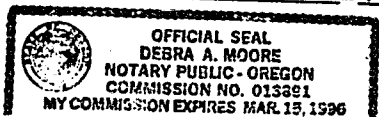
FEBRUARY 7/14/21, 1996

Total Cost: \$556.16

Subscribed and sworn before me this 21ST
day of FEBRUARY 19 96

Debra A Moore
Notary Public of Oregon

My commission expires 3-15 1996



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title
of March A.D., 19 96 at 10:52 o'clock A. M., and duly recorded in Vol. M96
of Mortgages on Page 6737

FEE \$10.00

By Bernetha G. Leisch, County Clerk

ASPEN 04043974/F
NOTICE OF SALE
Reference is made to that certain trust deed made by TARA KLAAS as grantor, ASPEN TITLE & ESTABLISHMENT as trustee, in favor of GEORGE A. PONDEL, LA. JR. and DONALD E. BATUEY, as Beneficiaries, dated MARCH 6, 1992, recorded APRIL 6, 1992, in the mortgage records of Klamath County, Oregon, in book No. M92 at page 7144, or as fee No. 43098, covering the following described real property situated in said county and state, to-wit:
The North 415 feet of Lot 6, Block 1, Klamath Falls Forest Estate Sy-can Unit, (Also erroneously described as Lot 6A of Block 1 of said subdivision) in the County of Klamath, State of Oregon.
Code 8 Map 3313-3100 TL 490
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 for which the foreclosure is made is grantor's failure to pay when due the following sums:
Balance of monthly installments of \$125.00 due from May 6, 1994 to present; 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: \$10,098.05 plus interest and late charges thereon from May 4, 1994 at the rate of EIGHT PER CENT (8.5%) per annum 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 properly taxes owing.
WHEREFORE, notice hereby is given that the undersigned trustee will on APRIL 22, 1996, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at FRONT ENTRY TO ASPEN TITLE & ESTABLISHMENT, CROW, 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 NOVEMBER 27, 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, Trustee
18041 January 31, 1996
February 7, 14, 21, 1996