

AFTER RECORDING RETURN TO:

Vol M00 Page 596

Valerie T. Auerbach, Successor Trustee (OLB)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

200 JAN -6 PM 3:35

MTC 49149

RECORDING COVER PAGE

Document Being Recorded: AFFIDAVIT OF PUBLICATION

Reference is made to a certain trust deed (Trust Deed) made, as follows:

Trust Deed dated November 4, 1998, by Sergio Perez Barajas, as grantor, to Amerititle, as trustee, in favor of Trustees of the Cascade Trust, as beneficiary, recorded on November 5, 1998, in Volume M98, Page 40500, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned by numerous assignments, the most recent of which was to Old West Annuity and Life Insurance Company, formerly known as Arizona Life Insurance Company by assignment recorded June 15, 1999, in Volume M99, Page 23457, records of Klamath County, Oregon.

Valerie T. Auerbach was appointed Successor Trustee.

The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

Lot 611 in Block 103 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The attached document is being recorded in connection with a pending foreclosure.

31M

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business 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 2755

Trustee's Notice

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

(4) insertion(s) in the following issues:

November 18, 25, December 2, 9, 1999

Total Cost: \$703.00

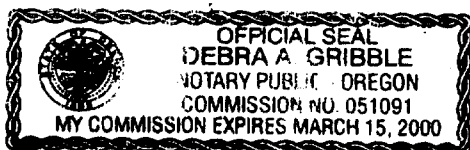
Larry L. Wells

Subscribed and sworn before me this 9th
day of December 1999

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 2000



TRUSTEE'S NOTICE OF SALE

Reference is made to a
certain trust deed
("Trust Deed") made,
as follows:

Trust Deed dated No-
vember 4, 1998, by Ser-
gio Perez Barajas, as
grantor, to Amerititle,
as trustee, in favor of
Trustees of the Cas-
cade Trust, as benefici-
ary, recorded on No-
vember 5, 1998, in Vol.
M98, Page 40500, in the
mortgage records of
Klamath County, Ore-
gon. The beneficial in-
terest under said Deed
of Trust was assigned
by numerous assign-
ments, the most recent
of which was to Old
West Annuity and Life
Insurance Company,
formerly known as Ari-
zona Life Insurance
Company by assign-
ment recorded June 15,
1999, in Vol. M99, Page
23457, records of Kla-
math County, Oregon.

The Trust Deed covers
the following described
real property ("Prop-
erty") situated in said
county and state, to-
wit:

Lot 611 in Block
103 of MILLS ADDI-
TION to the City of Kla-
math Falls, according
to the official plat
thereof on file in the of-
fice of the County Clerk
of Klamath County, Or-
egon.

There are defaults by
the grantor or other
person owing an obliga-
tion, the performance
of which is secured by
the Trust Deed, with re-
spect to provisions
therein which authorize
sale in the event of de-
fault of such provision;
the defaults for which
foreclosure is made is
grantor's failure to pay
when due the following
sums:

Arrearage in the
sum of \$2,165.01 as of
August 31, 1999, plus ad-
ditional payments,
property expenditures,

taxes, liens, assess-
ments, insurance, at-
torney's and trustee's
fees and costs, and in-
terest due at the time
of reinstatement, or
sale;

By reason of said de-
faults, the beneficiary
has declared all sums
owing on the obligation
secured by said Trust
Deed immediately due
and payable, said sums
being as follows, to-
wit:

Payable in the sum
of \$46,122.93 as of Au-
gust 31, 1999, plus taxes,
liens, assessments,
property expenditures,
insurance, accruing in-
terest, attorney's and
trustee's fees and costs
incurred by beneficiary
or its assigns.

WHEREFORE, notice
hereby is given that the
undersigned trustee will
on January 18, 2000, at
the hour of 10:00
o'clock, a.m., in accord
with the standard of
time established by
ORS 187.110, at the fol-
lowing place, main lobby
by of the offices of
Amerititle, 222 South
Sixth Street, in the City
of Klamath Falls, Coun-
ty of Klamath, State of
Oregon sell at public
auction to the highest
bidder for cash the in-
terest in the above de-
scribed property, which
the grantor has 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 exe-
cution of the Trust
Deed, to satisfy the ob-
ligations thereby ac-
crued and the costs and
expenses of sale, in-
cluding 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 ten-
dering the performance
required under the obli-
gation or Trust Deed,
and in addition to pay-
ing said sum or 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 no-
tice, 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 Deed of Trust, and
the words "trustee" and
"beneficiary" include
their respective succes-
sors in interest, if any.

THIS IS A COMMUNI-
CATION FROM A
DEBT COLLECTOR.

DATED: September 2,
1999

Valerie T. Auerbach,
Successor Trustee

State of Oregon, County
of Multnomah

I, the undersigned, cer-
tify that the foregoing
is a complete and exact
copy of the original
Trustee's Notice of
Sale.

Oлга L. Buchanan
Paralegal

For further informa-
tion, contact:
Olga L. Buchanan,
Paralegal
Farleigh, Wada & Witt,
P.C.

121 SW Morrison, Suite
600
Portland, Oregon 97204
(503) 228-6044;
Fax (503) 228-1741
#2755 November 18, 25,
December 2, 9, 1999

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State of Oregon, County of Klamath
Recorded 1/6/00, at 2:35 p. m.
In Vol. M00 Page 596
Linda Smith,
County Clerk Fee \$ 31⁰⁰

Unofficial
Copy