

# Affidavit of Publication

M06-15112

Klamath County, Oregon

07/27/2006 02:05:30 PM

Pages 1 Fee: \$21.00

## STATE OF OREGON, COUNTY OF KLAMATH

I, Jeanine P. Day, 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 I know from my personal knowledge that the

Legal # 8434

Notice of Sale/Alexander M. Castro

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: ( 4 )

Four

Insertion(s) in the following issues:

June 13, 20, 27, July 4, 2006

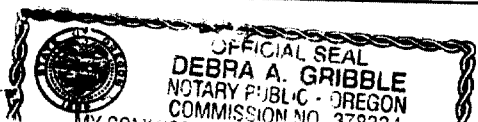
Total Cost: \$765.58

Subscribed and sworn

before me on: July 4, 2006

Notary Public of Oregon

My commission expires March 15, 2008



### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Alexander M. Castro, a married man as his separate property, as grantor, to Aspen Title & Escrow, an Oregon Corporation, as trustee, in favor of See Exhibit A, attached hereto, as beneficiary, dated February 23, 1991, recorded on June 17, 1991, in the Records of Klamath County, Oregon in Book Volume No. M-91 at page 11492, covering the following described real property situated in that county and state, to-wit:

Exhibit A  
Trustee's Notice of Sale

Castro, Grantor  
Dated: April 3, 2006  
Beneficiary: FN Realty Services, Inc., a California Corporation, as Agent for Aspen Title & Escrow, Inc., an Oregon Corporation as Trustee for Perla Enterprises, Inc., an Oregon Corporation and Western Zapata Land Corp., a Nevada Corporation.

Lot 2, Block 4, Tract No. 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. CODE 116 MAP 3408-022CO TL 10700 KEY #208028

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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 in grantor's failure to pay when due the following sums: \$14,795.97, plus interest thereon at the rate of 10% per annum from February 15, 2002, until paid, and Klamath County, Oregon real property taxes for the years commencing 1995

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: \$14,795.97, plus interest thereon at the rate of 10% per annum from February 15, 2002, until paid, together with trustee's fees and costs incurred to date of sale.

WHEREFORE, notice is hereby given that the undersigned trustee will on August 21, 2006, at the hour of 10:00 A.M. in accord with the standard of time established by ORS 187.110, at 37070 Highway 62 in the City of Chiloquin, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.735 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 those sums or 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 and attorney fees not exceeding the amounts provided by ORS 86.753.

pal 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 those sums or 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 and attorney fees not exceeding the amounts provided by 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 of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: April 3, 2006.  
Donald R. Crane,  
Successor Trustee,  
37070 Highway 62,  
Chiloquin, OR 97624.  
(541) 783-7725.

State of Oregon,  
County of Klamath)ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.  
#8434 June 13, 20, 27, July 4, 2006.