

Received

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Routh Crabtree & Fennell

MTC 48852

Vol M99 Page 49612

# 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 2648

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:

October 21, 28, November 4, 11, 1999

Total Cost: \$702.00

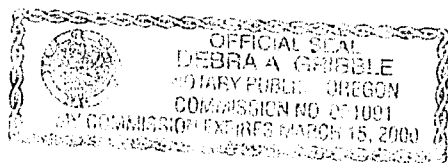
Subscribed and sworn before me this 11th

day of November, 1999

Debra A. Grissle

Notary Public of Oregon

My commission expires March 15 2000



### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Jeffery C. Edwards and Deanna B. Edwards, as grantor, to First American Title Insurance Company, as trustee, in favor of First Finance, as beneficiary, dated 5/1/98, recorded 5/8/98, in the mortgage records of Klamath County, Oregon, in Volume: M98 Page 15696 and subsequently assigned to Bankers Trust Company of California N.A. as custodian or trustee by Assignment recorded as Volume: M98 Page 36567, covering the following described real property situated in said county and state, or to wit:

Lot 2 in Block 6 of Tract 1016, Green Acres, according to the official plat thereof on file in the office of Klamath County Clerk of Klamath County, Oregon.

### PROPERTY ADDRESS:

5633 Mason Lane  
Klamath Falls, OR  
97601

Both the beneficiary and the trustee well as any other person 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 is grantor's failure to pay when due the following sums: monthly payments of \$831.26 beginning 4/1/99; plus late charges of \$41.56 each month beginning 4/16/99; plus prior accrued late charges of \$0.00; plus advances of \$0.00; of the above interest which real property and its interest in 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 sale, including a reasonable charge by the trustee, wit: \$91,648.00 with interest 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 discontinued and the deed reinstated by payment to the beneficiary of the entire amount then due (other than principal as would not be due had no default occurred) and by curing any other default complained of herein as required by the performance of the obligation or trust deed, and in addition to paying said sums of \$7,200.00 at the hour of 10:00 o'clock, A.M. in accordance with the standard of time established by ORS 187.110, at the following place: inside the 2nd floor lobby of the Klamath County Courthouse, 317 South 7th Street, in the City of Klamath Falls, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with David E. Fennell Trustee

For further information, please contact:  
Becky Baker  
ROUTH CRABTREE & FENNEL  
PO Box 4143  
Bellevue, WA 98009-4143  
(425) 586-1900  
File No. 7297.20097/  
Edwards, Jeffery C. and Deanna B.

State of Washington, County of King) ss:  
I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale, secured by the trust deed immediately due David E. Fennell Trustee

49613

THIS IS AN ATTEMPT  
TO COLLECT  
A DEBT AND ANY IN-  
FORMATION  
OBTAINED WILL BE  
USED FOR THAT  
PUR-  
POSE  
#2648 October 21, 28  
November 4, 11, 1999

State of Oregon, County of Klamath  
Recorded 12/17/99, at 11:33 a.m.  
In Vol. M99 Page 49612  
Linda Smith,  
County Clerk Fee \$ 15<sup>00</sup>