

Affidavit of Publication

K-54652

Vol M00 Page 6931

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 2853

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:
January 7, 14, 21, 28, 2000

Total Cost: \$351.48

Subscribed and sworn before me this 28th
day of January 2000

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 2000

Return
Brandness, Brandness & Rudd



TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is
made to the following
Trust Deed: Charles J.
Miller and Joan R. Miller,
Grantor; Klamath
County Title Company,
Trustee; and Timm
Burr, Inc., Beneficiary,
recorded in Vol. M97,
Page 247, Klamath
County, Oregon, covering
the following-described
real property in
Klamath County, Oregon.

The N1/2 SE1/4
NW1/4 NE1/4 of Section
28, T. 34 S., R. 7 E.,
W.M., Klamath County,
Oregon.

No action is pending to
recover any part of the
debt secured by the
trust deed.

The obligation secured
by the trust deed is in
default because the
grantor has failed to
pay the following:
Failed to make regular
monthly payments of

\$150.00; failed to pay
1997-1998 and 1998-1999
Klamath County Real
Property Taxes.

The sum owing on the
obligation secured by
the trust deed is: The
sum of \$12,814.23 plus
interest at the rate of
9% per annum from
September 9, 1999, until
paid; 1997-1998 and 1998-
1999 Klamath County
Real Property Taxes in
the amount of \$244.71
plus interest until paid,
plus trustee's fees, attorney's
fees, foreclosure costs and any
sums advanced by beneficiary
pursuant to the terms of said
trust deed.

Beneficiary has and
does elect to sell the
property to satisfy the
obligation pursuant to
ORS 86.705 to 86.795.

The property will be
sold as provided by law
on March 24, 2000, at 10
o'clock a.m. based on

standard of time established by ORS 187.110 at the Offices of Brandness, Brandness & Rudd, P.C., 411 Pine Street, Klamath Falls, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: November 4, 1999

Michael P. Rudd,
Trustee
411 Pine Street
Klamath Falls, Oregon
97601
#2853 January 7, 14, 21,
28, 2000

State of Oregon, County of Klamath
Recorded 3/03/00, at 3:30 p.m.
In Vol. M00 Page 6931
Linda Smith,
County Clerk Fee\$ 21.00