

# Affidavit of Publication

MTC 49956

Vol MOO Page 14882

## 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#2955

Trustee's Notice of Sale

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:

March 10, 17, 24, 31, 2000

Total Cost: \$757.08

Larry L. Wells

Subscribed and sworn before me this 31st  
day of March 20 00

Debra A. Stubbie

Notary Public of Oregon

My commission expires 20

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Raymond P. White, as grantor, to AmeriTitle as trustee, in favor of Sierra Pacific Mortgage, as beneficiary, dated 07/02/98, recorded 07/10/98, in the mortgage records of Klamath County, Oregon in Volume M98, page 24614 and subsequently assigned to First Nationwide Mortgage Corporation by Assignment, recorded as Volume M98, page 36226, covering the following described real property situated in said county and state, to wit:

**LEGAL DESCRIPTION:**  
A portion of the SE1/4 NW1/4 in Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point of the above described real property and its interest therein. By reason of said pin driven into the default the beneficiary ground at the South has declared all sums west corner of the following on the obligation V. Saylor property near secured by the trust the Southwest corner of deed immediately due the Northwest quarter and payable, said sums of Section 1 in Township being the following, to 39 South, Range 9 East wit: \$76,867.04 with in of the Willamette Meridian, and which interest thereon at the rate of 7.37 percent per pin is 30 feet East of the center of a road intersecting the Dalles-Cali- fornia Highway (Lake view Highway) from the North and 30 feet North of the center of said Highway; thence East 198 feet; thence North 330 feet; thence West 198 feet; thence South 330 feet to the point of beginning.

**PROPERTY ADDRESS:** 6453 Simmers Avenue Klamath Falls, OR 97603

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 is grantor's failure to pay when due the following sums: monthly payments of \$681.30 beginning 09/01/99; plus late charges of \$34.07 each month beginning 09/16/99; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title, expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection

of the above described real property and its interest therein. By reason of said pin driven into the default the beneficiary ground at the South has declared all sums west corner of the following on the obligation V. Saylor property near secured by the trust the Southwest corner of deed immediately due the Northwest quarter and payable, said sums of Section 1 in Township being the following, to 39 South, Range 9 East wit: \$76,867.04 with in of the Willamette Meridian, and which interest thereon at the rate of 7.37 percent per pin is 30 feet East of the center of a road intersecting the Dalles-Cali- fornia Highway (Lake view Highway) from the North and 30 feet North of the center of said Highway; thence East 198 feet; thence North 330 feet; thence West 198 feet; thence South 330 feet to the point of beginning.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 12, 2000 at the hour of 10:00

to block A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 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 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 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 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 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's and attorney's fees not exceeding the amounts provided by said ORS

26.00

Received

APR 06 2000

Routh Crabtree &amp; Fennell

State of Oregon, County of Klamath

Recorded 04/27/00, at 3:43 p m.In Vol. M00 Page 14882

Linda Smith,

County Clerk Fee \$ 26<sup>00</sup>

862/53:  
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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated January 12, 2000  
David E Fennell--Trustee

For further information please contact:

Becky Baker

Routh Crabtree & Fennell

P.O. Box 4143 Belle

Vue, WA 98609-4143

(253) 586-1900

Fax (253) 7307-2006

Whites Raymond P

State of Washington,

County of King) ss:

I, the undersigned, certify

that the foregoing

is a complete and accurate

copy of the original

trust deed and notice of

sale.

David E. Fennell, Trustee

THIS STATEMENT ATTEMPT

TO COLLECT A DEBT

AND ANY INFORMATION

OBTAINED WILL

BE USED FOR THAT

PURPOSE

#2955 March 10, 17, 24,

31, 2000