

2000 MAY -3 AM 10:52

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Affidavit of Publication

**STATE OF OREGON,
COUNTY OF KLAMATH**

I, Larry L. Wells, Business Manager,
being first duly sworn, despose 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#2975

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:

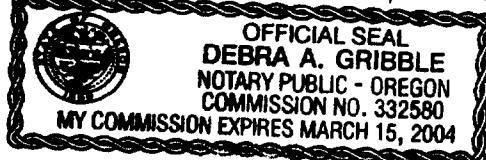
March 5, 12, 19, 26, 2000

Total Cost: \$486.00

Subscribed and sworn before me this 26th
day of March 20 00

Notary Public of Oregon

My commission expires March 15 2004



**TRUSTEE'S NOTICE
OF SALE**

Reference is made to that certain trust deed made by Robert Leroy Woodrum and Debrah Ann Woodrum, husband and wife, Granfor, to First American Title Company as Trustee, in favor of Harold Elliot as beneficiary, dated November 21, 1996, recorded November 26, 1996 in the mortgage records of Klamath County, Oregon in Volume M96 page 37127, covering the following described real property situated in the above-mentioned County and State, to wit:

lot 14 in Block 1, Plat No. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed. A notice of default has been recorded pursuant to ORS 96.735(3), the default for which the foreclosure is made is granted or's failure to pay

when due the following
sums: Principal of
\$796.89, and interest, of
\$275.80, together with
any interest thereafter
accruing, by reason of de-
fault, the beneficiary
has declared all sums
owing, on the obligation
secured by said trust
to be immediately due
and payable, said sums
being the following
\$28,350.00. [Signature]
Wherefore, the no-
tice is hereby given
that the undersigned
trustee will on May 1,
2000 at 9:00 a.m. in ac-
cord with the standard
time established by
RS 187.110, at the Ore-
gon State Police Office,
111 Christie, Oregon, sell
public auction to the
highest bidder, for cash
the interest in the said

described real property which the grantor had or had power to convey at the time execution by grantor of the said trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of said 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

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 required under the obligation or trust deed, the beneficiary may require the payment of all costs and expenses of this foreclosure proceeding, including attorney's fees.

mance 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 ORS 867.753.

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

Date: January 31, 2000
Dennis Fennell, Successor Trustee
1195 NW Wall Street
Bend, OR 97701
(541) 389-3332
State of Oregon
Deschutes County
I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

State of Oregon, County of Klamath
Recorded 05/03/00, at 10:52 a.m.
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Linda Smith,
County Clerk Fee\$ 21 00

21 Ret: Harold Elliott
PO Box 413, Laxmi OR 97739