

# 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#2974

Trustee's Notice of Default

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

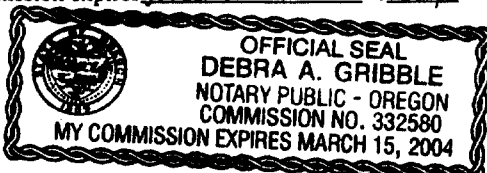
Total Cost: \$459.00

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

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 20 04



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

Reference is  
made to the following  
Trust Deed: Susan  
Krouse, Grantor;  
AmeriTitle, Trustee;  
and Cummings Roofing,  
Inc., Beneficiary,  
recorded in Official/Mi-  
crofilm, Records, Vo-  
lume M96, described  
real property in Klamath County, Oregon:

### LEGAL DESCRIPTION

The SE 1/4 NE 1/4 and  
NE 1/4 SE 1/4 of Sec-  
tion 23, Township 39  
South, Range 9 East  
of the Willamette  
Meridian, Klamath County,  
Oregon, lying  
Southerly  
of the Great Northern  
Railroad right of way.  
SAVING AND EX-  
CEPTING the  
following  
portion in the NE 1/4  
SE 1/4 as follows: Be-  
ginning at the South-  
west corner of the NE  
1/4 SE 1/4 of Section  
23,  
Township 39 South,  
Range 9 East of the  
Willamette Meridian,  
Klamath County, Ore-

gon, which point of  
beginning is marked by  
the intersection of old  
fence lines with the  
center line of the  
Homedale-Dixon Coun-  
ty Road; thence North  
along the centerline of  
said county road a dis-  
tance of 145 feet;  
thence North 89 de-  
grees 47' East along a  
line parallel to and  
145  
feet distant from the  
South line of the NE  
1/4  
SE 1/4 of said section  
23  
a distance of 300 feet;  
thence South 145 feet,  
more or less, to the  
South line of said NE  
1/  
4 SE 1/4; thence  
South  
89 degrees 47' West  
along said South line  
a  
distance of 300 feet,  
more or less to the  
point of beginning.  
ALSO SAVING AND  
EXCEPTING those  
por-  
tions deeded to Great  
Northern Railway Com-  
pany in Volume 95,  
page 479 and Volume  
97, page 85, all Deed  
Records of 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 the  
pay-  
ment of \$750 due Au-  
gust 27, 1999, and  
monthly payments  
thereafter; failed to  
pay 1996-1997, 1997-  
1998,  
1998-1999 and 1999-2000  
Klamath County real  
property taxes.  
The sum owing on the  
obligation secured by  
the trust deed is: The  
sum of \$70,926.87 plus  
interest at the rate of  
8% per annum from  
July 21, 1999;  
Klamath  
County real property  
taxes in the amount of  
\$2,701.55, plus  
interest,  
plus trustee's fees, at-  
torney's fees, foreclo-  
sure costs and any  
sums advanced by  
ben-  
eficiary 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 May 19, 2000/ at  
10:00 a.m.

Continued on reverse

at 10 o'clock a.m. based on  
standard of time  
established by ORS 187.110  
at  
the offices of Brands-  
ness, Brandsness &  
Rudd, P.C., 411 Pine  
Street, Klamath Falls,  
Oregon.  
Interested persons are  
notified of the right  
under ORS 86.753 to  
have  
this proceeding dis-  
missed and the trust  
deed reinstated by  
pay-  
ment of the entire  
amount then due,  
other than such portion as  
would not then be due  
had no default oc-  
curred, together with  
costs, trustee's and  
attorney's fees, and by  
curing any other de-  
fault complained of in  
this Notice, at any  
time  
prior to five days be-  
fore the date last set  
for sale.  
Dated December 21,  
1999.  
Michael P. Rudd,  
Trustee  
411 Pine Street  
Klamath Falls, OR,  
97601  
2074 March 5, 12, 19,  
2000.

16008

State of Oregon, County of Klamath  
Recorded 05/03/00, at 3:26 p.m.  
In Vol. M00 Page 16007  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>