

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#3453

Trustee's Notice of Sale

Robert W. Nelson

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:

September 5, 12, 19, 26, 2000

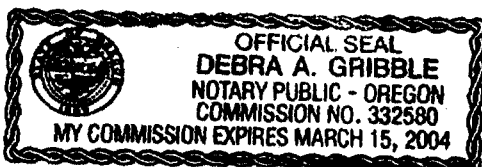
Total Cost: \$756.00

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

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 20 04



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by ROBERT W. NELSON and DELORES L. GAREY, with rights of survivorship, Grantor, AMERITITLE as the trustee, and WILLIAM K. K. A. L. I. TA is the beneficiary under that certain trust deed dated May 13, 1996, and recorded May 16, 1996, in Volume No. M96 page 14149, Microfilm Records of Klamath County, Oregon, covering the following described real property: Lots 24, and 25, Block 11 of TRACT NO. 1027, MT. SCOTT MEADOWS, 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 and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default of which the foreclosure

made is grantor's failure to pay when due the following sums:

Payments in the amount of \$186.83 due and payable on February 15, 1999, and each and every month thereafter, plus interest in the amount of 9 percent per annum from February 2, 1999, plus real property taxes for the fiscal year 1996-97, Account No. 3107-001DO-08600, in the amount of \$39.10 plus interest; Account No. 3107-001DO-08700, in the amount of \$93.67 plus interest; plus real property taxes for the fiscal year 1997-1998, Account No. 3107-001DO-08600, in the amount of \$64.04 plus interest; Account No. 3107-001DO-08700, in the amount of \$64.04 plus interest; Account No.

3107-001DO-08700, in the amount of \$64.04 plus interest; plus real property taxes for the fiscal year 1998-99, Account No. 3107-001DO-08600, in the amount of \$65.37 plus interest; Account No. 3107-001DO-08700, in the amount of \$65.37 plus interest; plus real property taxes for the fiscal year 1999-2000, Account No. 3107-001DO-08600 in the amount of \$66.46, Account No. 3107-001DO-08700, in the amount of \$66.46, plus taxes for

fiscal year 2000-2001, Account No. 3107-001DO-08600 and Account No. 3107-001DO-08700 are a lien not yet due and payable. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

Principal amount of \$5,144.30 plus interest in the amount of \$690.05 plus interest in the amount of \$1.2685 per day from August 1, 2000 until paid, plus real property taxes for the fiscal year 1996-97, Account No. 3107-001DO-08600, in the amount of \$39.10 plus interest; Account No. 3107-001DO-08700, in the amount of \$93.67 plus interest; plus real property taxes for the fiscal year 1997-1998, Account No. 3107-001DO-08600, in the amount of \$64.04 plus interest; Account No. 3107-001DO-08700 plus interest; plus real property taxes for the fiscal year 1998-1999, Account No. 3107-001DO-08600, in the amount of \$65.37 plus interest; Account No. 3107-001DO-08700, in the amount of \$65.37 plus interest; plus real property taxes for the fiscal year 1999-2000,

Account No. 3107-001DO-08600 in the amount of \$66.46, Account No. 3107-001DO-08700, in the amount of \$66.46, plus taxes for the fiscal year 2000-2001, Account No. 3107-001DO-08600 and Account No. 3107-001DO-08700 are a lien not yet due and payable.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 4, 2001, at the hour 10:00 o'clock, A.M., in accord with standard of time established by ORS 187.110, at Klamath County Courthouse, front steps, 306 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 said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his 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 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 to be due had no default occurred) and by curing any other default complained of herein that

capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums of 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 86.753.

We are attempting to collect a debt and any information we obtain will be used for that purpose.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Richard Fairclough
Successor Trustee
#3453 September 5, 1999
19, 26, 2000

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON]
] ss.
 County of Klamath]

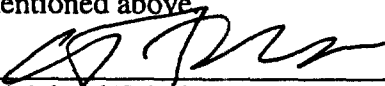
I, RICHARD FAIRCLO, being first duly sworn, depose, say and certify that:

I am Successor Trustee in that certain trust deed executed and delivered by ROBERT W. NELSON and DELORES L. GARY, with rights of survivorship, as grantor to AMERITITLE as trustee, in which WILLIAM K. KALITA is beneficiary, recorded on May 13, 1996, in the mortgage records of Klamath County, Oregon, in Volume No. M96, at page 14149, Microfilm Records of Klamath County, Oregon, covering the following described real property situated in said county:

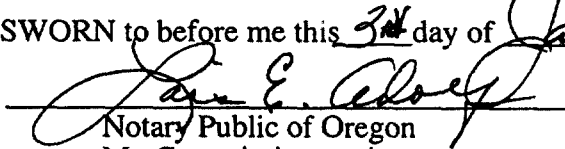
Lots 24 and 25, Block 11 of TRACT NO. 1027, MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on August 21, 2000, the above described real property was not occupied.

The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.


 Richard Fairclo, Successor Trustee


SUBSCRIBED AND SWORN to before me this 31st day of Jan, 2001.


 Notary Public of Oregon
 My Commission expires:



State of Oregon, County of Klamath
 Recorded 01/03/01, at 3:28 p. m.
 In Vol. M01 Page 350
 Linda Smith,
 County Clerk Fee \$ 31⁰⁰

Trustee's Affidavit
 As To Non-Occupancy

 Richard Fairclo
 Attorney at Law
 280 Main Street
 Klamath Falls OR 97601