

2001 MAR -6 AM 10: 51

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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#3758

Oregon Trustee's Notice of Sale

Julia L. 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:

January 17, 24, 31, 2001

February 7, 2001

Total Cost: _____

Subscribed and sworn before me this 7th
day of February 2001

Debra A. Griddle
Notary Public of Oregon

My commission expires _____
OFFICIAL SEAL 20
DEBRA A. GRIDDLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 332580
MY COMMISSION EXPIRES MARCH 15, 2004

RE: Loan#: 2026139333
Title#: R56033/541-884-
5155

UTC#: 0-1788
**OREGON
TRUSTEE'S
NOTICE OF SALE**

TO: JULIA L. NELSON

Reference is made to that
certain deed of trust made
by JULIA L. NELSON A
SINGLE WOMAN, as
grantor, KLAMATH
COUNTY TITLE COMPANY,
as trustee, in favor of FIRST
FINANCE, as beneficiary,
dated JULY 31, 1996,
recorded AUGUST 09, 1996,
in the mortgage records of

KLAMATH, County Or-
egon, in book/reel/vol-
ume No. M96 at page
24501, (fee/file/instru-
ment No.) covering the
following described real
property situated in
said county and state,
to wit:

LOT 4 IN BLOCK 4 OF
TRACT NO. 1007,
WINCHESTER, ACCORDING
TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE
OFFICE OF THE COUNTY
CLERK OF KLAMATH
COUNTY, OREGON.
MORE COM-
MONLY KNOWN AS:
4710 MEMORIE LANE -
KLAMATH FALLS,
OREGON 97603

Both the beneficiary
and the trustee have
elected to sell the said
real property to satisfy
the obligations secured
by said deed of trust
and a notice of default
has been recorded pur-
suant to Oregon Revised
Statutes 86.735; the default
for which the foreclosure
is made is grantor's failure
to pay when due the fol-
lowing sums:

4 Late Charge(s)
of \$36.30 from 07/16/00
\$145.20

4 Payments of
\$726.09 from 07/01/00:
\$2,904.36

Suspense balance: \$312.79
SUB-TOTAL OF AMOUNTS
IN ARREARS: \$2,736.77
By reason of said de-
fault the beneficiary
has declared all sums
owing on the obligation
secured by said deed of
trust immediately due
and payable, said sums
being the following, to
wit: Principal \$66,460.79,

together with interest as
provided in the note or other
instrument secured from
the 1ST day of JUNE, 2000
and such other costs
and fees as are due under
the note or other instrument
secured, and as are provided
by statute. Wherefore, notice
is hereby given that the
undersigned trustee will
on MARCH 09, 2001 at
the hour of 10:00 AM,
o'clock Standard Time,
as established by ORS
187.110, at MAIN STREET
ENTRANCE, 316 MAIN
STREET, KLAMATH CO.
COURTHOUSE KLA-
MATH FALLS, County
of KLAMATH, State of
Oregon, sell at public
auction to the highest
bidder for cash the in-
terest in the said de-
scribed real property
which the grantor had
or had power to convey
at the time of the exe-
cution by him of the
said trust deed, togeth-
er with any interest
which the grantor or
his successors in interest
acquired after the execu-
tion of said trust deed, to satisfy
the foregoing obliga-
tions thereby secured

and the costs and ex-
penses 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 the five days before
the date last set for the
sale, to have this fore-
closure proceeding dis-
missed and the trust
deed reinstated by pay-
ment to the beneficiary,
of the entire amount then due
(other than such portion of
the principal as would not
then be due had no de-
fault occurred) and by
curing any other de-
fault complained of
herein that is capable
of being cured by ten-
dering the performance
required under the obli-
gation 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 en-
forcing the obligation and
trust deed, together with
trustee's and attorney's fees
not exceeding the amounts
provided by said ORS
86.753.

It will be necessary for
you to contact the un-
dersigned prior to the
time you tender rein-
statement or payoff so
that you may be ad-
vised of the exact
amount, including trustee's
costs and fees, that you will
be required to pay. Payment
must be in the full
amount in the form of
cashier's or certified
check.

The effect of the sale
will be to deprive you
and all those who hold
by, through and under
you of all interest in the
property described
above.

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 per-
formance of which is
secured by said trust
deed, and the the words
"trustee" and "benefici-
ary" include their re-
spective successors in
interest, if any.

DATED: 10-16-00

David A. Kubat, OSBA#
84265

(Successor Trustee)
DIRECT INQUIRIES
TO:

T.D. SERVICE COMPANY
FORECLOSURE DE-
PARTMENT

(800) 843-0260

TAC

U67370W

#3758 January 17, 24, 31,
2001

February 7, 2001

State of Oregon, County of Klamath
Recorded 03/06/01, at 10:51a.m.
In Vol. M01 Page 8958
County Clerk Fee\$ 21.00
Linda Smith,