

K56151

MAR 20 2001 1:25 PM

AFTER RECORDING RETURN TO:

Valerie T. Auerbach (DL)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

Vol M01 Page 11107

RECORDING COVER PAGE

Document Being Recorded: AFFIDAVIT OF PUBLICATION

Reference is made to a certain trust deed (Trust Deed) made, as follows:

Trust Deed dated January 21, 1997, by **Jack D. Dias and Gertrud V. Dias**, as grantors, to **AmeriTitle**, as trustee, in favor of **Forest Products Federal Credit Union**, as beneficiary, recorded on January 22, 1997, in Book M97, Page 1903, in the mortgage records of Klamath County, Oregon.

The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

Lot 1 of Tract 1283, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

The attached document is being recorded in connection with a pending foreclosure.

K31-

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#3805

Trustee's Notice of Sale

Jack D. Dias

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:

February 11, 18, 25, 2001

March 4, 2001

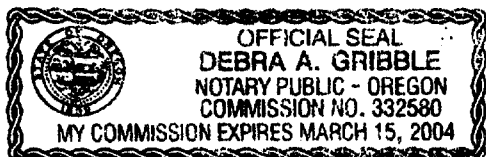
Total Cost: \$607.50

Subscribed and sworn before me this 4th
day of March 20 01

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 20 04



TRUSTEE'S NOTICE OF SALE

Reference is made to a
certain trust deed
("Trust Deed") made,
as follows:

Trust Deed dated Janu-
ary 21, 1997, by Jack
D. Dias and Gertrud
V. Dias, as grantors,
to AmeriTitle, as
trustee, in favor of
Forest Products
Federal Credit
Union, as beneficiary,
recorded on January
22, 1997, in Book M97,
Page 1903, in the mort-
gage records of Klamath
County, Oregon.
The Trust Deed covers
the following described
real property ("Prop-
erty") situated in said
county and state, to-
wit:

Lot 1 of Tract
1283, according to the
official plat thereof on
file in the office of the
County Clerk of Klamath
County, Oregon.

There are defaults by
the grantor or other
person owing an obliga-
tion, the performance of
which is secured by
the Trust Deed, with re-
spect to provisions
therein which authorize
sale in the event of de-
fault of such provision;
the defaults for which
foreclosure is made is
grantor's failure to pay
when due the following
sums:

Arrearage in the
sum of \$3,615.08 as of
November 1, 2000, plus
additional payments,
property, expenditures,
taxes, liens, assess-
ments, insurance, at-
torney's and trustee's
fee and costs, and in-
terest due at the time
of reinstatement or
sale.

By reason of said de-
faults, the beneficiary
has declared all sums
owing on the obligations

cured by tendering the
performance required
under the obligation or
Trust Deed, and in ad-
dition to paying said
sum or tendering the
performance necessary
to cure the default, by
paying all costs and ex-
penses actually in-
curred 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.

In construing this no-
tice, the singular in-
cludes the plural, the
word "grantor" includes
any successor in inter-
est to the grantor as
well as any other per-
son owing an obligation,
the performance of
which is secured by
said Deed of Trust, and
the words "trustee" and
"beneficiary" include
their respective succes-
sors in interest, if any.

**THIS IS A COMMU-
NICATION FROM A
DEBT COLLECTOR.**

DATED: November 22,
2000.

Valerie T. Auerbach
Successor Trustee
State of Oregon, County
of Multnomah ss.

I, the undersigned, cer-
tify that the foregoing
is a complete and exact
copy of the original
Trustee's Notice of
Sale.

Deborah Lewis,
Paralegal

For further informa-
tion, contact:

Deborah Lewis
Paralegal

Farleigh, Wada & Witt,
P.C.

121 SW Morrison, Suite
600

Portland, OR 97204

(503) 228-6044; fax (503)
228-1741

#3805 February 11, 18,
25, 2001

March 4, 2001

TRUSTEE'S NOTICE OF SALE

Reference is made to a certain trust deed ("Trust Deed") made, as follows:

Trust Deed dated January 21, 1997, by Jack D. Dias and Gertrud V. Dias, as grantors, to AmeriTitle, as trustee, in favor of Forest Products Federal Credit Union, as beneficiary, recorded on January 22, 1997, in Book M97, Page 1903, in the mortgage records of Klamath County, Oregon.

The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

Lot 1 of Tract 1283, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

There are defaults by the grantor or other person owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions therein which authorize sale in the event of default of such provision; the defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Arrearage in the sum of \$3,615.08 as of November 1, 2000, plus additional payments, property expenditures, taxes, liens, assessments, insurance, attorney's and trustee's fees and costs, and interest due at the time of reinstatement or sale.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

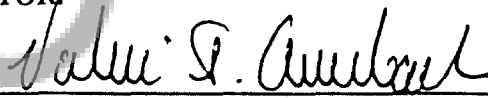
Payoff in the sum of \$80,786.23 as of November 1, 2000, plus taxes, liens, assessments, property expenditures, insurance, accruing interest, attorney's and trustee's fees and costs incurred by beneficiary or its assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 17, 2001, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the following place: Main Entrance 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 above-described Property, which the grantor had or had power to convey at the time of the 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 the Trust Deed, to satisfy the 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 sum 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 86.753.

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 Deed of Trust, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

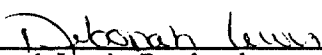
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

DATED: November 22, 2000.


Valerie T. Auerbach, Successor Trustee

State of Oregon, County of Multnomah ss.

I, the undersigned, certify that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.


Deborah Lewis, Paralegal

For further information, contact:
Deborah Lewis, Paralegal
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204
(503) 228-6044; fax (503) 228-1741

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State of Oregon, County of Klamath
Recorded 03/20/01, at 1:25 p.m.
In Vol. M01 Page 11107
Linda Smith,
County Clerk Fee\$ 31.00