

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#3858

Trustee's Notice of Sale

Sherry A. Miller

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for Four

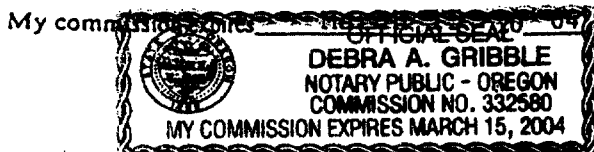
(4) insertion(s) in the following issues:

March 4, 11, 18, 25, 2001

Total Cost: \$1174.50

Subscribed and sworn before me this 25th
day of March 20 01

Debra A. Gribble
Notary Public of Oregon



TRUSTEE'S NOTICE OF SALE

NOTICE is here-
by given that the obliga-
tion secured by the
trust deed described
herein is in default, and
that the beneficiary has
elected to foreclose the
trust deed pursuant to
ORS 86.705 to 86.795. No
action is now pending to
recover any part of the
debt secured by the
trust deed.

Information re-
quired by ORS 86.735
and ORS 86.745 is as fol-
lows:

1. Grantor: SHERRY
A. MILLER
Trustee: AMERI-
TILE

Successor Trustee;
MICHAEL J. BIRD
Beneficiary: ROBERT
J. O'ROURKE AND
A R L E N E
O'ROURKE, hus-
band and wife of
the survivor thereof

2. Property covered by
the trust deed:

A parcel of land
situated in Sections 14
and 15, Township 34
South, Range 7 East of
the Willamette Meridi-
an, Klamath County,
Oregon, more particu-
larly described as fol-
lows:

Beginning at the
Southeast corner of the
West 1/2 West 1/2
Northwest 1/4 of said
Section 14; thence
North along the East
line of said West 1/2
West 1/2 Northwest 1/4
183 feet to a point
where said East line in-
tersects the centerline
of an existing access
road said point hereaf-
ter being referred to a
Point "A"; thence leav-
ing said East line West
1/2 West 1/2 Northwest
1/4 and following said
existing access road in
a Westerly direction
through portions of said
Sections 14 and 15 the
following courses and
distances: North 61 de-
grees 48' 34" West,
483.18 feet to the begin-
ning of a curve to the
left; thence along the
arc of a 293.3 feet ra-
dius curve to the left

175.30 feet (delta = 34
degrees 14' 43") to the
end of curve; thence
South 86 degrees 56' 43"
West, 174.64 feet to the
beginning of a curve to
the right; thence along
the arc of a 576.01 feet
radius curve to the
right 135.84 feet (delta
= 13 degrees 30' 45") to
the end of curve; thence
North 82 de-
grees 32' 32" West 150.41
feet to an angle point;
thence North 88 de-
grees 43' 2" West, 281.85
feet to an angle point;
thence North 82 de-
grees 51' 42" West,
205.13 feet to the begin-
ning of a curve to the
right; thence along the
arc of 278.37 feet radius
curve to the right 158.59
feet (delta = 32 de-
grees 38' 31") to a point
of reverse curve;
thence along the arc of
a 458.60 feet radius
curve to the left 227.21
feet (delta = 28 de-
grees 23' 15") to the end
of curve; thence North
78 degrees 36' 26" West
436.87 feet to an angle
point; thence North 75
degrees 35' 04" West
131.21 feet to the begin-
ning of a curve to the
left; thence along the
arc of a 262.74 feet ra-
dius curve to the left
201.07 feet (delta = 43
degrees 50' 47") to the
end of curve; thence
South 60 degrees 34' 09"
West, 315.67 feet to an
angle point; thence
South 54 degrees 20' 06"
West, 422.43 feet to the
beginning of a curve to
the right; thence along
the arc of a 333.03 feet
radius curve to the
right 122.21 feet to a
point on curve (delta =
21 degrees 01' 33") said
point on curve being
point where said road
centerline intersects
the Easterly boundary
of that certain parcel of
land described in Deed
recorded in Deed Vol-
ume M75, page 437,
Klamath County Deed
Records said point also
being referred to herei-
nafter as Point "B"
thence leaving said
road centerline South

02 degrees 31' 11" East,
429.72 feet to a 3/4 inch
iron pin; thence South
60 degrees West, 208
feet to a 3/4 inch iron
pin on the Easterly
bank of the Williamson
River; thence Southerly
along the Easterly
bank of said Williamson
river to a point where
said river bank inter-
sects the South line of
Government Lot 10 of
said Section 15; thence
East along the South line
of said Government Lot
10 to the Southeast
corner thereof; thence
East along the South
line of the North 1/2
Northeast 1/4 South-
east 1/4 of said Section
15 to the Southeast
corner thereof; thence
East along the South
line of the Northwest 1/
4 Northwest 1/4 South-
west 1/4 of said Section
14 to the Southeast
corner thereof; thence
North to the point of
beginning.

TOGETHER WITH a
non-exclusive private
roadway easement for
use in common with
others over and across
a strip of land 30.00 feet
in width lying imme-
diately adjacent to but

Northerly of the road-
way centerline de-
scribed above running
Westerly from Point
"A" to Point "B".

ALSO TOGETHER
WITH a tract of land
situated in the E1/2
SW1/4 NW1/4 and NE 1/
4 NW1/4 SW1/4, Section
14, Township 34 South,
Range 7 East of the
Willamette Meridian,
Klamath County, Ore-
gon.

Beginning at a point
on the West line of said
NE 1/4 NW 1/4 SW1/4
from which the South-
west corner of same
(NW SW 1/64 Section
14) bears South 00 de-
grees 13' 09" West 346.24
feet; thence North 00
degrees 13' 09" East
320.02 feet, to the
Northwest corner of
same (C-W-W 1/64 Sec-
tion 14); thence North
00 degrees 12' 49" East,
along the West line of

State of Oregon, County of Klamath
Recorded 04/20/01, at 3:29 p.m.
In Vol. M01 Page 17592
Linda Smith,
County Clerk Fee\$ 41⁰⁰

said E1/2 SW1/4 NW 1/4, 174.49 feet; thence South 61 degrees 47' 24" East 75.16 feet; thence South 24 degrees 53' 45" East 81.93 feet; thence South 14 degrees 56' 04" West 398.10 feet to the point of beginning.

AND EXCEPTING THEREFROM a tract of land situated in the NW1/4 NW 1/4 SW 1/4 Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at the Southeast corner of said NW1/4 NW1/4 SW1/4 (NW SW 1/64 Section 14); thence South 89 degrees 35' 50" West along the South line of same, 94.31 feet; thence North 15 degrees 24' 42" East 359.84 feet to East line of same; thence South 00 degrees 13' 09" West 346.24 feet to the point of beginning.

Property Address:
2020 BRONCO LANE
CHILOQUIN, OR
97624

3. The trust deed was dated October 10, 1997, and recorded October 17, 1997, in the mortgage records of Klamath County, Oregon, as Document No. 97-47116, Volume No. M97, page 34167, Official Records of Klamath County, Oregon.

4. Default for which foreclosure is made is failure to pay the following:

(a) Monthly payment of \$668.00 each commencing July 16, 2000, and thereafter.

(b) Late penalty charge of 5% on each monthly payment thereafter not made within 15 days of due date.

(c) 2000/2001 delinquent real property taxes in the amount of \$21.22, plus interest thereon; 2000/2001 delinquent real property taxes in the amount of \$1,080.22, plus interest.

5. The sums owing on the obligation secured by the trust deed is:

(a) The principal sum of \$49,828.41, plus accrued interest thereon at the rate of 16.000 percent per annum beginning 6/5/00, until paid.

(b) Late penalty charge of 5% on each monthly payment there after not made within 15 days of due date.

(c) 2000/2001 delinquent real property taxes in the amount of \$21.22, plus interest thereon; 2000/2001 delinquent real property taxes in the amount of \$1,080.22, plus interest;

(d) Title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and beneficiary's interest therein.

(e) Any other defaults which may exist prior to the foreclosure sale not herein above mentioned for the protection of the above-described real property and beneficiary's interest therein.

6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of default was recorded on December 22, 2000, as Volume No. M00, Page 46023, and recorded on January 3, 2001, as Volume No. M01, Page 268, Official Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on May 7, 2001, at 10:00 O'clock, A.M., standard time as established by ORS 187.110, at the front steps of AmeriTitle, 222 South Sixth Street, Klamath Falls, Oregon 97601, which is the hour, date and place last set for the sale.

8. Interested persons are notified of the right under ORS 86.753 to have this 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, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice, at any time prior to five (5) days before the date the successor trustee conducts the sale.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 10th day of January, 2001.
MICHAEL J. BIRD,
SUCCESSOR TRUSTEE
#3858 March 4, 11, 18, 25, 2001

I verify this document is an exact
and complete copy of the original

BROWN, HUGHES, BIRD & ROTE

TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. **Grantor: SHERRY A. MILLER**

Trustee: **AMERITITLE**

Successor Trustee: **MICHAEL J. BIRD**

Beneficiary: **ROBERT J. O'ROURKE AND ARLENE O'ROURKE, husband and wife or the survivor thereof**

2. **Property covered by the trust deed:**

See Exhibit "A" attached hereto and made a part hereof.

**Property Address:
2020 BRONCO LANE
CHILOQUIN, OR 97624**

3. The trust deed was dated October 10, 1997, and recorded October 17, 1997, in the mortgage records of Klamath County, Oregon, as Document No. 97-47116, Volume No. M97, page 34167, Official Records of Klamath County, Oregon;

4. **Default for which foreclosure is made is failure to pay the following:**

(a) Monthly payments of \$668.00 each commencing July 16, 2000, and thereafter.

(b) Late penalty charge of 5% on each monthly payment thereafter not made within 15 days of due date.

(c) 2000/2001 delinquent real property taxes in the amount of \$21.22, plus interest thereon; 2000/2001 delinquent real property taxes in the amount of \$1,080.22, plus interest;

5. The sums owing on the obligation secured by the trust deed is:

(a) The principal sum of \$49,828.41, plus accrued interest thereon at the rate of 16.000 percent per annum beginning 6/5/00, until paid.

(b) Late penalty charge of 5% on each monthly payment thereafter not made within 15 days of due date.

(c) 2000/2001 delinquent real property taxes in the amount of \$21.22, plus interest thereon; 2000/2001 delinquent real property taxes in the amount of \$1,080.22, plus interest;

(d) Title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and beneficiary's interest therein.

(e) Any other defaults which may exist prior to the foreclosure sale not hereinabove mentioned for the protection of the above-described real property and beneficiary's interest therein.


6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of default was recorded on December 22, 2000, as Volume No. M00, Page 46023, and re-recorded on January 3, 2001, as Volume No. M01, Page 268, Official Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on May 7, 2001, at 10:00 O'clock, A.M., standard time as established by ORS 187.110, at the front steps of AmeriTitle, 222 South Sixth Street, Klamath Falls, Oregon 97601, which is the hour, date and place last set for the sale.

8. Interested persons are notified of the right under ORS 86.753 to have this 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, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice, at any time prior to five (5) days before the date the successor trustee conducts the sale.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 10th day of January, 2001.



MICHAEL J. BIRD, SUCCESSOR TRUSTEE

A parcel of land situated in Sections 14 and 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the West 1/2 West 1/2 Northwest 1/4 of said Section 14; thence North along the East line of said West 1/2 West 1/2 Northwest 1/4 183 feet to a point where said East line intersects the centerline of an existing access road said point hereafter being referred to a Point "A"; thence leaving said East line West 1/2 West 1/2 Northwest 1/4 and following said existing access road in a Westerly direction through portions of said Sections 14 and 15 the following courses and distances: North 61 degrees 48' 34" West, 483.18 feet to the beginning of a curve to the left; thence along the arc of a 293.3 feet radius curve to the left, 175.30 feet (delta = 34 degrees 14' 43") to the end of curve; thence South 86 degrees 56' 43" West, 174.64 feet to the beginning of a curve to the right; thence along the arc of a 576.01 feet radius curve to the right 135.84 feet (delta = 13 degrees 30' 45") to the end of curve; thence North 82 degrees 32' 32" West 150.41 feet to an angle point; thence North 88 degrees 43' 02" West, 281.85 feet to an angle point; thence North 82 degrees 51' 42" West, 205.13 feet to the beginning of a curve to the right; thence along the arc of 278.37 feet radius curve to the right 158.59 feet (delta = 32 degrees 38' 31") to a point of reverse curve; thence along the arc of a 458.60 feet radius curve to the left 227.21 feet (delta = 28 degrees 23' 15") to the end of curve; thence North 78 degrees 36' 26" West 436.87 feet to an angle point; thence North 75 degrees 35' 04" West 131.21 feet to the beginning of a curve to the left; thence along the arc of a 262.74 feet radius curve to the left 201.07 feet (delta = 43 degrees 50' 47") to the end of curve; thence South 60 degrees 34' 09" West, 315.67 feet to an angle point; thence South 54 degrees 20' 06" West, 422.43 feet to the beginning of a curve to the right; thence along the arc of a 333.03 feet radius curve to the right 122.21 feet to a point on curve (delta = 21 degrees 01' 33") said point on curve being a point where said road centerline intersects the Easterly boundary of that certain parcel of land described in Deed recorded in Deed Volume M75, page 437, Klamath County Deed Records said point also being referred to hereinafter as Point "B" thence leaving said road centerline South 02 degrees 31' 11" East, 429.72 feet to a 3/4 inch iron pin; thence South 68 degrees West, 208 feet to a 3/4 inch iron pin on the Easterly bank of the Williamson River; thence Southerly along the Easterly bank of said Williamson River to a point where said river bank intersects the South line of Government Lot 10 of said Section 15; thence East along the South line of said Government Lot 10 to the Southeast corner thereof; thence East along the South line of the North 1/2 Northeast 1/4 Southeast 1/4 of said Section 15 to the Southeast corner thereof; thence East along the South line of the Northwest 1/4 Northwest 1/4 Southwest 1/4 of said Section 14 to the Southeast corner thereof; thence North to the point of beginning.

TOGETHER WITH a non-exclusive private roadway easement for use in common with others over and across a strip of land 30.00 feet in width lying immediately adjacent to but Northerly of the roadway centerline described above running Westerly from Point "A" to Point "B".

ALSO TOGETHER WITH a tract of land situated in the E1/2 SW1/4 NW1/4 and NE1/4 NW1/4 SW1/4, Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point on the West line of said NE1/4 NW1/4 SW1/4 from which the Southwest corner of same (NW SW 1/64 Section 14) bears South 00 degrees 13' 09" West 346.24 feet; thence North 00 degrees 13' 09" East 320.02 feet, to the Northwest corner of same (C-W-W 1/64 Section 14); thence North 00 degrees 12' 49" East, along the West line of said E1/2 SW1/4 NW1/4, 174.49 feet; thence South 61 degrees 47' 24" East 75.16 feet; thence South 24 degrees 53' 45" East 81.93 feet; thence South 14 degrees 56' 04" West 398.10 feet to the point of beginning.

AND EXCEPTING THEREFROM a tract of land situated in the NW1/4 NW1/4 SW1/4, Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at the Southeast corner of said NW1/4 NW1/4 SW1/4 (NW SW 1/64 Section 14); thence South 89 degrees 35' 50" West along the South line of same, 94.31 feet; thence North 15 degrees 24' 42" East 359.84 feet to East line of same; thence South 00 degrees 13' 09" West 346.24 feet to the point of beginning.

5 of 5

EXHIBIT A

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