

'01 MAY 23 AM 11:02

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#3953

Trustee's Notice of Sale

Linda R. DePue

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:

April 16, 23, 30, 2001

May 7, 2001

Total Cost: \$850.50

Larry L. Wells
Subscribed and sworn before me this 7th day of: May 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S NOTICE OF SALE

The Trustee, under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Trust Deed to satisfy the obligations secured thereby.

A. PARTIES TO THE TRUST DEED:

Grantor: Linda R. DePue
Trustee: Robert A. Smejkal, Attorney at Law
Beneficiary: James B. Ahn and Kyung H. Ahn, husband and wife or the survivor

B. DESCRIPTION OF THE PROPERTY:

Parcel 1: lot 2, 3, 4, all of Lot 5, LESS the West 8 feet, Block 42, CRES-CENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Parcel 2: Lot 9, 10, 11, 12, and 13 in Block 42, CRES-CENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with the Westerly 8 feet of the alley adjacent to said lots. ALSO the Easterly 8 feet of the vacated alley in said Block 42 adjacent to Lot 5 of said Block.

EXCEPTING therefrom that portion lying and being Northwesterly of a line 50 feet Southwesterly of

and parallel to the present relocated centerline of the Dallas-California Highway.

C. TRUST DEED INFORMATION:

Dated: May 21, 1999
Recording Date: May 27, 1999
Recording No.: Volume M99, Page 21153

Recording Place: Official Records of Klamath County, Oregon.

D. DEFAULT: The debtor is in default and Beneficiary elects to foreclose the Trust Deed for failure to pay:

1. Failure to pay monthly payments in the amount of \$1,325.00 each, commencing with the payment due 6/27/00 and continuing each month thereafter; and

2. Failure to pay real property taxes, as follows: 1999-00 in the amount of \$461.37 plus interest, and 2000-01 in the amount of \$524.13 plus interest.

E. AMOUNT DUE: By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, those sums being the following:

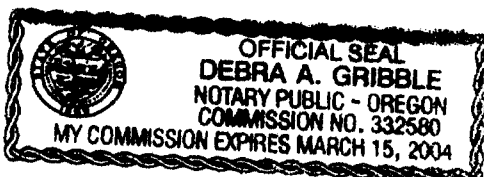
Principal balance of \$106,000.00 plus interest at the rate of 15% from May 27, 2000, until paid; plus late fees, attorney fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of the Trust Deed.

F. ELECTION TO SELL: NOTICE IS HEREBY GIVEN

that the Beneficiary and Trustee, by reason of said default, have elected and do hereby elect to foreclose said Trust Deed by Advertisement and sale pursuant to Oregon Revised Statutes §86.705 et seq., and to cause to be sold at public auction to the highest bidder, for cash or certified funds, the interest in said described property which the Grantor(s) had, or had the power to convey, at the time of the execution of the Trust Deed together with any interest the Grantor or successors in interest acquired after execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed together with the expenses of the sale including the compensation of the Trustee as provided by law, and the reasonable fees of Trustee's attorney.

G. TIME AND PLACE OF SALE:

Time: 10:30 a.m., JUNE 14, 2001
Place: Inside front entrance, Klamath County Courthouse, 317 South 7th Street, Klamath Falls, Oregon



K265

H. RIGHT TO RE-INSTATE: NOTICE IS FURTHER GIVEN that at any time prior to five days before the sale, this foreclosure proceeding may be dismissed and the Trust Deed reinstated by payment to the Trustee 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 sums or tendering the performance necessary to cure the default, by paying all costs and expenses to the Trustee actually incurred by Beneficiary and Trustee in enforcing the obligation of the Trust Deed, together with the Trustee's fees and Attorney's fees.

I. NOTICE: The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will

be used for that purpose.

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

DATED this 5th day of January, 2001.

/s/ ROBERT A.

SMEJKAL
Robert A. Smejkal,
Trustee

STATE OF OREGON
COUNTY OF
LANE)SS

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named Trustee, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

Robert Smejkal
Attorney for said Trustee

#3953 April 16, 23, 30,
2001

May 7, 2001

23678

State of Oregon, County of Klamath

Recorded 05/23/01, at 11:02 a.m.

In Vol. M01 Page 23677

Linda Smith,

County Clerk Fee\$ 26⁰⁰