

Affidavit of Publication

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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#3962

Trustee's Notice of Sale

Donna M. Hasbrouck

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 19, 26, 2001

May 3, 2001

May 10, 2001

Total Cost: \$931.50

Subscribed and sworn before me this 3rd
day of: May 2001

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15, 2004

After recording, re-
turn to:
Sabrina P. Loiselle
Miller Nash LLP
111 S.W. Fifth Ave-
nue, Suite 3500
Portland, Oregon
97204-3699

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain deed of trust (the "Trust Deed") dated March 7, 1979, by Donna M. Hasbrouck (the "Grantor") to William Sismore (the "Trustee"), to secure payment and performance of certain obligations of Grantor, including repayment of the promissory note dated March 7, 1979, in the principal amount of \$28,000.00 (the "Note"), to Klamath First Federal Savings and Loan Association (the "Beneficiary"), and recorded on March 7, 1979, in Volume M79 at Page 5227 in the Mortgage Records of Klamath County, Oregon.

The description of the real property covered by the Trust Deed is a follows:

Lot 12 in Block 55 SECOND ADDITION TO HOT SPRINGS to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action has been instituted to recover the obligation, or any part

thereof, now remaining secured by the Trust Deed or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

The successors in interest to the Grantor are Michael R. Randall and Karen A. Randall and title to said property is currently vested in Michael R. Randall and Karen A. Randall as tenants by the entirety.

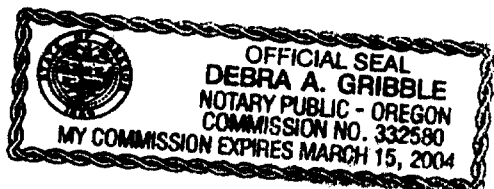
The default for which the foreclosure is made is the Grantor's failure to make monthly payments in full beginning in May 2000, and each month thereafter, as required under the Note and Trust Deed in the total amount of \$2,368.00 as of January 3, 2001, and late charges in the total amount of \$90.09, as of January 3, 2001 and failing to maintain insurance on the Home as required under the terms of the Trust Deed.

By reason of said default, Klamath First Federal Savings and Loan Association, as beneficiary under the Trust Deed, has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable which sums are as follows: (a) the principal amount of \$14,902.27, (b) accrued interest of

\$1,186.56 as of January 3, 2001, and interest accruing thereafter on the principal amount at the rate of 10.5 percent per annum until paid, (c) late charges of \$90.09 as of January 3, 2001, and any late charges accruing thereafter, (d) amounts that the Beneficiary has paid on or may hereinafter pay to protect the lien, including by way of illustration, but not limitation, taxes assessments, interest on prior liens, and insurance premiums, and (e) costs and attorney and trustee fees incurred by the Beneficiary in foreclosure, including the cost of a trustee's sale guarantee and any other environmental or appraisal report.

By reason of said default, Klamath First Federal Savings and Loan Association, as beneficiary under the Trust Deed, and the Successor Trustee have elected to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.795 and to sell the real property identified above to satisfy the obligation that is secured by the Trust Deed.

**NOTICE IS
HEREBY GIVEN** that the undersigned Successor Trustee or Successor Trustee's agent will, on June 12, 2001, at two o'clock (2:00) p.m., based on the stand-



ard of time established by ORS 187.110, just outside the main entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601, sell for cash at public auction to the highest bidder the interest in said real property, which Grantor has or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest that Grantor or the successors in interest to Grantor acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale.

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 Klamath First Federal Savings and Loan Association, as beneficiary under the Trust Deed, 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 actually incurred in enforcing the obligation and Trust Deed, together with Trustee and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, and the word "grantor" includes any successor in interest of 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.

In accordance with the fair Debt Collection Practices Act, this is an attempt to collect a debt, and any information obtained will be used for that purpose. This communication is from a debt collector.

For further information, please contact Sabrina P. Loiselle at Miller Nash LLP, 111 S.W. Fifth Avenue, Suite 3500, Portland, Oregon 97204 or telephone her at (503) 224-5858.

DATED this 31st day of January, 2001
Sabrina P. Loiselle
Successor Trustee
#3962 April 19, 26,
2001
May 3, 10, 2001

26003

State of Oregon, County of Klamath

Recorded 06/04/01, at 11:08a m.

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Linda Smith,

County Clerk Fee\$ 26⁰⁰