

01 OCT 15 PM 3:18

STATE OF OREGON,
COUNTY OF KLAMATHVol. M01 Page 52470

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#4068

Trustee's Notice of Sale

Steven D. Mankinen

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)

Four

Insertion(s) in the following issues:

May 24, 31, 2001

June 7, 14, 2001

Total Cost: \$945.00

Larry L. Wells
Subscribed and sworn before me this 14th day of: June 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S
NOTICE OF SALE

Reference is made to that certain deed of trust (the "Trust Deed") dated July 20, 1979, by Steven D. Mankinen and Tana L. Mankinen (the "Grantor") to William Sisemore (the "Trustee"), to secure payment and performance of certain obligations of Grantor, including repayment of the promissory note dated July 20, 1979, in the principal amount of \$33,000.00 (the "Note"), to Klamath First Federal Savings and Loan Association (the "Beneficiary"), and recorded on July 23, 1979, in Volume M79 at Page 17448 in the Mortgage Records of Klamath County, Oregon.

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

Lot 623 block 128 MILLS ADDITION, 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. The success- sors in Interest to the Grantor are Roberto R. Davila and Sylvia R. Davila and title to the prop- erty is currently vested in Roberto R. Davila and Sylvia R. Davila.

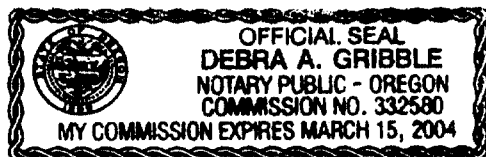
No action has been instituted by way of illustration, or any partition, taxes, assess- ment, interest on prior liens, and insurance premiums, and (e) costs and attorney and trustee fees incurred by the Beneficiary in foreclosure, including the cost of a trustee's sale guarantee and any other environmental or appraisal report.

maintaining 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 default for which the foreclosure is made is the Grantor's failure to make monthly payments in full beginning August 25, 2000, to the extent as required under the terms of the Note and Trust Deed in the total amount of \$2,579.22 as of March 6, 2001, and late charges in the total amount of \$77.40 as of March 6, 2001.

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 July 12, 2001, at one o'clock (1:00) p.m., based on the standard 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



52471

execution or 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 12th day of March, 2001
Sabrina P. Loiselle
Successor Trustee
STATE OF OREGON
COUNTY OF MULTNOMAH

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

Sabrina Loiselle
SUBSCRIBED and sworn to before me this 10th day of May 2001.

Jeannie Dunagan
Notary Public for Oregon

My commission expires: 03/25/03
#4068 May 24, 31, 2001
June 7, 14, 2001

State of Oregon, County of Klamath
Recorded 10/15/01 at 3:16 p. m.
In Vol. M01 Page 52470
Linda Smith,
County Clerk Fee\$ 26⁰⁰