

AFTER RECORDING RETURN TO:

Vol M02 Page 5722

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

State of Oregon, County of Klamath
Recorded 01/29/2002 3:21 p. m.
Vol M02. Pg 5722-24
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

'02 JAN 29 PM 3:21

INTL 55124
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 July 9, 1998, by **David A. Dodge**, as grantor, to **AmeriTitle**, as trustee, in favor of **Forest Products Federal Credit Union**, as beneficiary, recorded on July 24, 1998, in Volume M98, Page 27103, and re-recorded on July 29, 2001, in Volume M98, Page 27717, 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 4 in Block 32 of TRACT NO. 1084 - FIFTH ADDITION TO KLAMATH RIVER
ACRES, 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.

Affidavit of Publication

5723

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 # 4516

Notice of Sale/Dodge

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:

December 14, 21, 28, 2001, Jan. 4, 2002

Total Cost: \$648.00

Subscribed and sworn

before me on: January 4, 2002

Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S NOTICE OF SALE

Reference is made to a certain trust deed ("Trust Deed") made, as follows: Trust Deed dated July 9, 1998, by David A. Dodge, as grantor, to Amerititle, as trustee, in favor of Forest Products Federal Credit Union, as beneficiary, recorded on July 24, 1998, in Volume M98, Page 27103, and re-recorded on July 29, 2001, in Volume M98, Page 27717, 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 4 in Block 32 of TRACT NO. 1084 - FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 \$6,697.05 as of July 12, 2001, plus additional payments, property expenditures, taxes, liens, assessments, insurance, late fees, attorney's and trustee's fees and costs, and interest due at the time of rein-

statement 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 \$89,661.62 as of July 12, 2001, plus taxes, liens, assessments, property expenditures, insurance, accruing interest, late fees, attorney's and trustee's fees and costs incurred by beneficiary or its assigns.

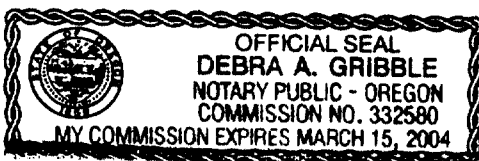
WHEREFORE, notice hereby is given that the undersigned trustee will on February 12, 2002, at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110, at the following place: Main Entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County 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: October 11, 2001. By: Valerie T. Auerbach, Successor Trustee. For further information, contact: Kathleen Biddle, Paralegal; Farleigh, Wada & Witt, P.C., 121 SW Morrison, Suite 600, Portland, OR 97204, (503) 228-6044; Fax (503) 228-1741.

#4516 December 14, 21, 28, 2001, January 4, 2002.



TRUSTEE'S NOTICE OF SALE

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

Trust Deed dated July 9, 1998, by **David A. Dodge**, as grantor, to **AmeriTitle**, as trustee, in favor of **Forest Products Federal Credit Union**, as beneficiary, recorded on July 24, 1998, in Volume M98, Page 27103, and re-recorded on July 29, 2001, in Volume M98, Page 27717, 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 4 in Block 32 of TRACT NO. 1084 - FIFTH ADDITION TO KLAMATH RIVER ACRES,
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 \$6,697.05 as of July 12, 2001, plus additional payments, property expenditures, taxes, liens, assessments, insurance, late fees, 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 \$89,661.62 as of July 12, 2001, plus taxes, liens, assessments, property expenditures, insurance, accruing interest, late fees, 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 **February 12, 2002, 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: October 11, 2001.


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.


Kathleen Biddle, Paralegal

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