

# Affidavit of Publication

Vol M02 Page 8426

State of Oregon, County of Klamath  
Recorded 02/12/2002 9:23a m.  
Vol M02, Pg 8426  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

## 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 # 4512

Notice of Sale/Katz

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 11, 18, 25, 2001, Jan. 1, 2002

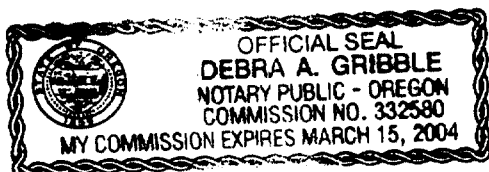
Total Cost: \$499.50

Subscribed and sworn

before me on: January 1, 2002

Notary Public of Oregon

My commission expires March 15, 2004



### TRUSTEE'S NOTICE OF SALE NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE is hereby given that the obligation secured by the Trust Deed described below 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: Zoran Katz and Dragica Katz; Trustee: Aspen Title & Escrow, Inc.; Successor Trustee: Joseph E. Kellerman; Beneficiary: Cecil Halstead and Bernice M. Halstead, husband and wife.
2. Property covered by the Trust Deed: Lots 1, 2, 3, 4 and 5, Block 96, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. Code 1, MAP 3809-32AD PL 5100.
3. Trust Deed was recorded on December 7, 1998, Volume M98, Page 44711, Official Records, Klamath County, Oregon.
4. Default for which foreclosure is made is the Grantor's failure to make payment in full in the amount of \$1,984.71 per month from January 2001, and each month thereafter, plus late charges in the amount of \$99.24 for each missed payment, plus failure to pay real property taxes for 1999-2000 and 2000-2001, plus

failure to provide required proof of insurance.

5. The sum owing on the obligation secured by the Trust Deed is: \$182,813.89 as of July 19, 2001, plus interest at the rate of 13.5%, plus late fees for the month of January 2001; and each month thereafter.
6. The Beneficiary has and does elect to sell the property to satisfy the obligation.

7. The property will be sold in the manner prescribed by law on February 28, 2002, at 10:30 AM, standard time as established by ORS 187.110, at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Klamath County, Oregon.

8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

9. In construing this notice and whenever the context hereof so requires, 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 Trust Deed, and their successors in interest, the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the Trust Deed, and any collateral beneficiary, and their successors in interest.

Dated this 1st day of October, 2001.  
Hornecker, Cowling, Hassen & Heysell, LLP. By: Joseph E. Kellerman, Successor Trustee.  
#4512 December 11, 18, 25, 2001; January 1, 2002.