

02 FEB 20 AM 11:09

State of Oregon, County of Klamath
 Recorded 02/20/2002 11:09a m.
 Vol M02, Pg 10087-88
 Linda Smith, County Clerk
 Fee \$ 26.02 # of Pgs 2

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 # 4546

Notice of Sale/Gann vs. Moore

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:
 January 9, 16, 23, 30, 2002

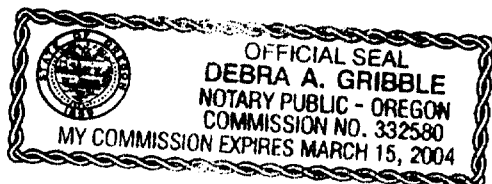
Total Cost: \$877.50

Subscribed and sworn

before me on: January 30, 2002

Notary Public of Oregon

My commission expires March 15, 2004



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by WES MOORE, as Grantor, to AmeriTitle, Inc. as Trustee in favor of JACK D. GANN and JOYCE M. GANN, each as to an undivided 1/2 interest as beneficiary, dated December 17, 1998 and recorded December 17, 1998, in Volume M98 at Page 46242, Records of Klamath County, Oregon, covering the following described real property in said county and state: See Exhibit "A" attached hereto and made a part hereof.

EXHIBIT "A"

Legal Description
 A tract of land situated in the SW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which lies South 89 degrees 42' West a distance of 540 feet from the iron pin on the West-erly line of RIVERVIEW ADDITION, which is the North-east corner of the SW 1/4 SW 1/4 of said Section 5; thence, South 00 degrees 18' East parallel to the West line of said RIVERVIEW SUBDIVISION, 455 feet; thence South 89 degrees 42' West, parallel to the North line of the SW 1/4 SW 1/4 of said Section 5, 768 feet, more or less, to the West line of said Section 5; thence North 00 degrees 06' East 455 feet to the North-west corner of the SW 1/4 SW 1/4 of said Section 5;

thence North 89 degrees 42' East 764.8 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the following described parcel Situated in the SW 1/4 of the SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point on the West line of said Section 5, from which the Southwest corner of said Section 5 bears South 00 degrees 07' 32" West 899.28 feet; thence North 00 degrees 07' 32" East, along said Section line 227.50 feet thence North 89 degrees 42' 02" East 754.15 feet to the West line of the public road easement; thence South 00 degrees 20' 58" East along said easement 227.50 feet; thence South 89 degrees 42' 03" West 736.04 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress created by instrument, subject to the terms and provisions thereof, recorded July 31, 1979 in Volume M79, page 18195, Microfilm Records of Klamath County, Oregon.

COMMONLY KNOWN AS: Bareland, Klamath Falls, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes;

the default for which foreclosure is made is grantor's failure to pay when due the following sums:

monthly payments in the amount of \$277.14, due for June, 2001, through present, plus late charges, delinquent property taxes and advances by beneficiary, if any.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being \$26,338.10 plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on March 14, 2002, at the hour of 10:30 o'clock AM, Pacific Time, as established by Oregon Revised Statutes, at the offices of AmeriTitle, Inc. located at 222 South Sixth Street, in the City of Klamath Falls, County of Klamath and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary 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's and attorney's fees not exceeding the amounts provided by of Oregon Revised Statutes.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 16th day of October, 2001.

AmeriTitle, Inc.

By: Barbara L. Thomas, Assistant Sec-

retary. For further information regarding this foreclosure, please contact Barbara L. Thomas at (541) 672-6651. #4546 January 9, 16, 23, 30, 2002.