

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

State of Oregon, County of Klamath
Recorded 05/21/2002 11:26 a.m.
Vol M02, Pg 30137 38
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

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 # 4585

Notice of Sale/Reynolds

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

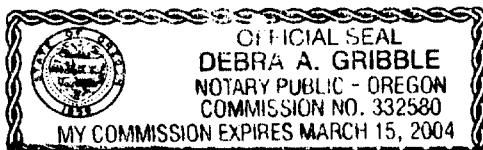
Insertion(s) in the following issues:
January 31, February 7, 14, 21, 2002

Total Cost: \$783.00

Larry L. Wells
Subscribed and sworn
before me on: February 21, 2002

Debra A. Gribble
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 BENJAMIN J. REYNOLDS, III, as Grantor, to AMERITITLE, as Trustee, in favor of SHAMROCK DEVELOPMENT COMPANY, an Oregon corporation, as Beneficiary, dated May 7, 1997, recorded May 16, 1997, in the Microfilm Records of Klamath County, Oregon in Vol. M97, page 15087, the beneficial interest under said Trust Deed was assigned by instrument dated May 13, 1997, recorded May 16, 1997, in Volume M97, page 15090, Microfilm Records of Klamath County, Oregon from Shamrock Development Company, an Oregon corporation, to Kerry S. Penn dba Eli Property Company as to 41.6% interest only; and re-assigned from Kerry S. Penn dba Eli Property Company to Shamrock Development Company, an Oregon corporation, by instrument dated August 23, 2001, recorded at Volume M01, page 43504, covering the following described real property situated in said county and state, to-wit: Lot 10 in Block 7, TRACT NO. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 86.735(3); the default of which the foreclosure is made is grantor's failure to pay when due the following sums:

Payments in the amount of \$229.36 due and payable on October 12, 2000, and each and every month thereafter; plus real estate taxes for the fiscal year 2000-2001, in the amount of \$197.47 plus interest and for the fiscal year 2001-2002, a lien not yet due and payable, Account No. 4008 020AO- 01800-000; Key No. 624408.

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 the following, to-wit: \$22,487.46 plus interest in the amount of \$4.5637 per day from

September 12, 2001, plus real estate taxes for the fiscal year 2000-2001, in the amount of \$197.47 plus interest and for the fiscal year 2001-2002, a lien not yet due and payable, Account No. 4008 020AO- 01800-000; Key No. 624408.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 5, 2002 at the hour of 10:00 o'clock, AM, in accord with the standard of time established by ORS 187.110, at the office of Richard Fairclo, 280 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

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 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 to 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 of 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.

We are attempting to collect a debt and any information we obtain will be used for that purpose. The debt described in the Notice of Sale is assumed to be

valid unless debtor disputes within 30 days and that, if disputed, debt collector will obtain and furnish to debtor the verification. If written request is made within 30 days by debtor, name of original lender will be given if different than the current creditor. Written requests should be addressed to: Richard Fairclo, Attorney at Law, 280 Main Street, Klamath Falls, OR 97601.

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 which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.
Richard Fairclo,
Successor Trustee.
#4585 January 31,
February 7, 14, 21,
2002.