

## Affidavit of Publication

Vol M02 Page 38903STATE OF OREGON,  
COUNTY OF KLAMATHState of Oregon, County of Klamath  
Recorded 07/08/2002 3:37 p.m.  
Vol M02, Pg 38903.4  
Linda Smith, County Clerk  
Fee \$ 26.00 # 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 # 4873

Notice of Sale/Lost River Land &amp; Cattle

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 22, 29, June 5, 12, 2002

Total Cost: \$715.50

Larry L. Wells  
Subscribed and sworn

before me on: June 12, 2002

Debra A. Gribble  
Notary Public of Oregon

My commission expires March 15, 2004TRUSTEE'S  
NOTICE OF SALE

Reference is made  
to that certain trust  
deed made by Lost  
River Land & Cat-  
tle, Inc. an estate in  
fee simple, as gran-  
tor, to First Ameri-  
can Title Insurance  
Company, as trust-  
ee, in favor of Ro-  
nald J. Benson and  
Janice L. Benson, as  
beneficiary, dated  
October 12, 1999, re-  
corded October 12,  
1999, in the mort-  
gage records of Klamath County, Ore-  
gon in book/reel/  
volume No. M99 at  
page 40498, or as  
fee/file/instrument/  
microfilm/reception  
No. K54674, covering  
the following descri-  
bed real property  
situated in said  
county and state, to-  
wit:

DESCRIPTION: Lot  
16 and the Easterly  
30 feet of Lot 15,  
Lakewood Heights  
according to the offi-  
cial plat thereof on  
file in the Office of  
the County Clerk of  
Klamath County,  
Oregon. Commonly  
known as 2699 Lake-  
shore Drive, Klamath Falls, OR.

\*\*Douglas V. Os-  
borne was appointed  
Successor Trustee  
by Appointment of  
Successor Trustee,  
dated September 12,  
2000, recorded in  
Vol. M00, Page 33384  
the 13th day of Sep-  
tember, 2000.

Both the beneficia-  
ry and the trustee  
have elected to sell  
the said real prop-  
erty to satisfy the obli-  
gations secured by  
said trust deed and  
a notice of default  
has been recorded  
pursuant to Oregon  
Revised Statutes  
86.735(3); the de-  
fault for which the  
foreclosure is made  
is grantor's failure  
to pay when due the  
following sums: As

of February 20, 2002,  
21 monthly pay-  
ments at \$498.31  
each, \$10,464.51,  
Trustee's Sale Guar-  
antee, \$370.00, insur-  
ance, \$1582.00, 1999-  
2000 property taxes  
\$1066.59, including  
interest, 2000-2001  
property taxes  
\$926.36, including in-  
terest, 2001-2002  
property taxes  
\$870.70, including in-  
terest recordation  
fees \$68.00. Total  
Monthly Payments  
and Charges:  
\$15,348.26.

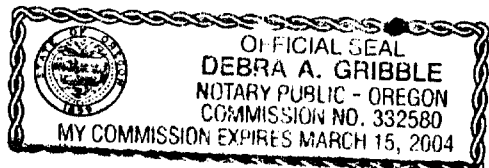
By reason of said  
default the benefi-  
ciary has declared  
all sums owing on  
the obligation se-  
cured by said trust  
deed immediately  
due and payable,  
said sums being the  
following, to-wit:  
Principal balance of  
\$55,000.00, together  
with interest at the  
rate of 7.0 % per an-  
num; together with  
all reasonable ex-  
penses incurred by  
the beneficiary at  
any time for the pro-  
tection of its interest  
or the enforcement  
of its rights, includ-  
ing attorney's fees,  
trustee's fees, the  
cost of searching re-  
cords, obtaining title  
reports, and the  
costs inherent in  
maintaining the  
property free of  
liens having priority  
over or equal to the  
interest of benefi-  
ciary under the Trust  
Deed.

WHEREFORE,  
notice hereby is giv-  
en that the under-  
signed trustee will  
on July 10, 2002 at  
the hour of 10:00 AM  
in accord with the  
standard of time es-  
tablished by ORS  
187.110 at the Law  
Offices of Douglas  
V. Osborne, 439 Pine  
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 in-  
terest which the  
grantor or his suc-  
cessors in interest  
acquired after the  
execution of said  
trust deed, to satisfy  
the foregoing obliga-  
tions thereby se-  
cured and the costs  
and expenses of  
sale, including a  
reasonable charge  
by the trustee.

Notice is further  
given that any per-  
son 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 proceed-  
ing dismissed and  
the trust deed rein-  
stated 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 com-  
plained of herein  
that is capable of  
being cured by ten-  
dering the perform-  
ance required under  
the obligation or  
trust deed, and in  
addition to paying  
said sums or tender-  
ing the performance  
necessary to cure  
the default, by pay-  
ing all costs and ex-  
penses actually in-  
curred in enforcing  
the obligation and  
trust deed, together  
with trustee's and  
attorney's fees not  
exceeding the  
amounts provided  
by ORS 86.753.

In construing this  
notice, the mascu-  
line 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: May 15, 2002.  
Douglas V. Osborne,  
Trustee.

#4873 May 22, 29,  
June 5, 12, 2002.