

Affidavit of Publication

Vol M02 Page 39077

02 JUL 9 -MS:10

02-1429 / KS4659

State of Oregon, County of Klamath
Recorded 07/09/2002 3:10 p.m.
Vol M02, Pg 39077-78
Linda Smith, County Clerk
Fee \$ 26.00 # 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 # 4896

Notice of Sale/Palmer

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 29, June 5, 12, 19, 2002

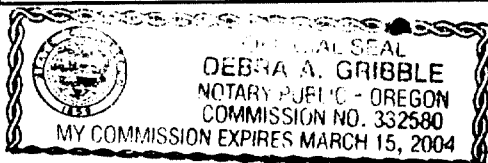
Total Cost:

Subscribed and sworn

before me on: June 19, 2002

Notary Public of Oregon

My commission expires March 15, 2004



OREGON TRUSTEE'S NOTICE OF SALE

RE: Loan #1406767,
Title #K54659, (541)
884-5155, UTC # OL-
1429.

Reference is made to that certain deed of trust made by Jason K. Palmer, as grantor, RECD, US-DA, acting through Oregon State, as trustee, in favor of Rural Development, acting on behalf of the Rural Housing Service, successor in interest to FmHA, State of Oregon, US-DA, as beneficiary, dated January 10, 1994, recorded January 10, 1994, in the mortgage records of Klamath County, Oregon, in book/reel /volume No. M94 at page 984, Deed of Trust re-recorded 1/21/94, Inst. #74813, Vol. M94, Page 2258, fee/file/instrument No. 74266, covering the following described real property situated in said county and state, to wit: Lots 9 and 10, Block 72, Bowne Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; more commonly known as: 311 5th Street, Bonanza, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said deed of trust and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735; the default for which the foreclosure is made is grantor's failure to pay when due the following sums: 33 Payments of \$336.69 from 06/01/99 - \$11,110.77, Fees Due

\$4,922.12, Sub-Total of Amounts in Arrears: \$16,032.89.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to wit: Principal \$38,747.37, plus fees assessed in the amount of \$5,336.31, together with interest as provided in the note or other instrument secured from the 10th day of December, 1998 and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

Wherefore notice is hereby given that the undersigned trustee will on July 19, 2002 at the hour of 10:00 AM, standard time, as established by ORS 187.110, at 316 Main Street, Klamath County Courthouse, 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 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 said ORS 86.753.

It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check.

The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above.

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

39078

owing an obligation,
the performance of
which is secured by
said trust deed, and
the words "trustee"
and "beneficiary" in-
clude their respec-
tive successors in in-
terest, if any.

Dated: 2/26/02. By:
David A. Kubat, OS-
BA #84265, Succes-
sor Trustee. Direct
inquiries to: T.D.
Service Company,
Foreclosure Depart-
ment. (800) 843-
0260. TAC 477292W.
#4896 May 29, June
5, 12, 19, 2002.