

Affidavit of Publication

State of Oregon, County of Klamath
Recorded 09/19/2002 1:28 p.m.
Vol M02, Pg 53408
Linda Smith, County Clerk
Fee \$ 31.00 # 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 # 5070

Notice of Sale/Lane

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:

August 1, 8, 15, 22, 2002

Total Cost: \$648.00

Subscribed and sworn

before me on: August 22, 2002

Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S NOTICE OF SALE

Loan No: 0432462695.

T.S. No: 1044035-09,

87096.

Reference is made

to that certain deed

made by JEFFREY

P. LANE and ALMI-

TA L. LANE, HUS-

BAND and WIFE,

as Grantor to AS-

PEN TITLE, as

Trustee, in favor of

OLD KENT MORT-

GAGE COMPANY,

as Beneficiary, dat-

ed October 16, 2000,

recorded October 20,

2000, in official re-

records of KLAMATH

County, OREGON in

book/reel/volume

No. M00 at page No.

38308, fee/file/in-

strument/micro-

film/reception No.

XX covering the fol-

lowing described real

property situated

in the said County

and State, to-wit:

The Easterly 89 feet

of Lot 14, Block 5,

Pleasant View

Tracts, in the Coun-

ty of Klamath, State

of Oregon. Except-

ing therefrom the

Southerly 25 feet

thereof. Also ex-

cepting therefrom

the Easterly 5 feet

thereof, conveyed

for road purposes.

Commonly known

as: 1904 Gary

Street, Klamath

Falls, OR 97603.

Both the beneficia-

ry and the trustee

have elected to sell

the said real proper-

ty to satisfy the obli-

gations secured by

said trust deed and

notice has been re-

corded pursuant to

Section 86.735(3) of

Oregon Revised

Statutes: the default

for which the fore-

closure is made is

the grantor's: Fail-

ure to pay the

monthly payment

due December 1,

2001; of principal, in-

terest and impounds

and subsequent in-

stalments due

thereafter, plus late

charges; together

with all subsequent

sums advanced by

beneficiary pursuant

to the terms and

conditions of said

deed of trust.

Monthly payment

\$510.42. Monthly

Late Charge \$25.52.

By this reason of

said default the ben-

eficiary has de-

clared all obliga-

tions secured by

said deed of trust

immediately due

and payable, said

sums being the fol-

lowing; to-wit: The

sum of \$55,520.77 to-

gether with interest

thereon at 10.500%

per annum from No-

vember 01, 2001 until

paid; plus all ac-

crued late charges

thereon; and all

trustee's fees, fore-

closure costs and

any sums advanced

by the beneficiary

pursuant to the

terms and condi-

tions of the said

deed of trust.

Whereof, notice

hereby is given that

CAL-WESTERN

RECONVEYANCE

CORPORATION,

the undersigned

trustee, will on No-

vember 12, 2002 at

the hour of 1:00 PM,

Standard of Time,

as established by

Section 187.110; Ore-

gon Revised Stat-

utes, at the Main

Street entrance to

the Klamath County

Courthouse, 316

Main Street, 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

grantor had or had

power to convey at

the time of the exe-

cution by him of the

said trust deed, to-

gether 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 expense of sale,

including a reasona-

ble charge by the

trustee. Notice is

further given that

any person named

in Section 86.753 of

Oregon Revised

Statutes has the

right to have the

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 said

principal as would

not then be due had

no default occur-

red), together with

the costs, trustee's

and attorney's fees

and curing any oth-

er default com-

plained of in the No-

tice of Default by

tendering the per-

formance required

under the obligation

or trust deed, at any

time prior to five

days before the date

last set for sale.

In construing this

notice, the mascu-

line gender includes

the feminine and the

neuter, the singular

includes the plural,

the word "grantor"

includes any succes-

sor in interest to the

grantor as well as

any other persons

owing an obligation,

the performance of

which is secured by

said trust deed, the

words "trustee" and

"beneficiary" in-

cludes their respec-

tive successors in in-

terest, if any.

Dated: July 01, 2002.

Signature By: Wen-

dy V. Perry, A.V.P.

Cal-Western Recon-

veyance Corpora-

tion, 525 East Main

Street, PO Box

22004, El Cajon, CA

92022-9004.

#5070 August 1, 8, 15,

22, 2002.

