

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 # 4994

Notice of Sale/Durkee

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:  
June 27, July 4, 11, 18, 2002

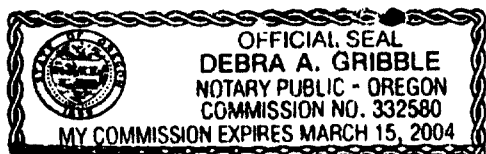
Total Cost: \$621.00

Subscribed and sworn

before me on: July 18, 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 ROBERT DURKEE, Grantor, AMERITITLE, an Oregon Corporation, as the trustee, and RODNEY E. PFEIFFER and BARBARA J. PFEIFFER, husband and wife or the survivor thereof, are the beneficiaries under the certain trust deed dated January 10, 2001, and recorded January 12, 2001, in Volume No. M01, Page 1551, Microfilm Records of Klamath County, Oregon, covering the following described real property: Lot 11 in Tract 1265 DEVONRIDGE, 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 \$310.81 due and payable on January 12, 2002, and March 12, 2002, and each and every month thereafter, plus interest in the amount of 8 percent per annum from February 4, 2002, plus taxes for the fiscal year 2001-2002 are a lien now due and payable; Account No. 3909 005DB 00500; Key No. 878239.

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:

\$31,920.50 plus interest in the amount of \$6.791 per diem from June 20, 2002; plus taxes for the fiscal year 2001-2002 are a lien now due and payable; Account No. 3909 005DB 00500; Key No. 878239.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 6, 2002, at the hour of 10:00 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 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.

We are attempting to collect a debt and any information we obtain will be used for that purpose.

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. (541) 882-4436. #4994 June 27, July 4, 11, 18, 2002.

## TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON            ]  
                                       ] ss.  
 County of Klamath         ]

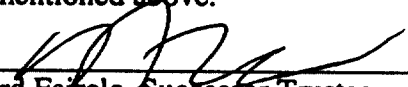
I, RICHARD FAIRCLO, being first duly sworn, depose, say and certify that:

I am Successor Trustee in that certain trust deed executed and delivered by ROBERT DURKEE, Grantor, AMERITITLE, an Oregon Corporation, as the trustee, and RODNEY E. PFEIFFER AND BARBARA J. PFEIFFER, husband and wife or the survivor thereof, are the beneficiaries under that certain trust deed dated January 10, 2001, and recorded January 12, 2001, in Volume No. M01 page 1551, Microfilm Records of Klamath County, Oregon, covering the following-described real property:

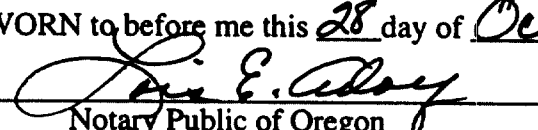
Lot 11 in TRACT 1265- DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

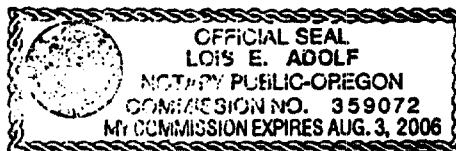
I hereby certify that on June 26, 2002, the above described real property was not occupied.

The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed first mentioned above.

  
 Richard Fairclo, Successor Trustee

SUBSCRIBED AND SWORN to before me this 28 day of Oct, 2002.

  
 Notary Public of Oregon  
 My Commission expires:



Trustee's Affidavit  
 As To Non-Occupancy

Richard Fairclo  
*Atty.* Attorney at Law  
 280 Main Street  
 Klamath Falls OR 97601