

## Affidavit of Publication

Vol M03 Page 64089

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 # 5969

Notice of Sale/Hall

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:

July 9, 16, 23, 30, 2003

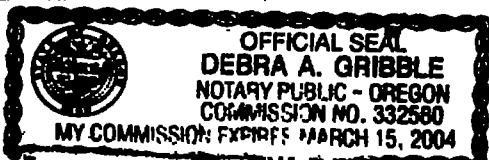
Total Cost: \$621.00

Subscribed and sworn

before me on: July 30, 2003

*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 Don Hall, as grantor, to Sentiam Escrow, Inc., as trustee, in favor of Investors Mortgage Co., as beneficiary, dated August 30, 2001, recorded on August 31, 2001, in the Records of Klamath County, Oregon, volume No. M01 at page 44540 covering the following described real property situated in that county and state, to-wit:

Parcel 1: Lot 1 of Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Parcel 11: Lot 38, New Deal Tracts, 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 real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: The monthly payment of \$798.18 for the months of September, 2002 through March, 2003.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums be-

ing the following, to-wit: Principal in the sum of \$74,738.20 plus accrued interest at the rate of 10% per annum from August 5, 2002 until paid.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 25, 2003 at the hour of 1:00 PM in accord with the standard of time established by ORS 187.110 at the front steps of the Klamath County Courthouse 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 real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the 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 those 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 and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: March 12, 2003. By: Susan M. Kinsley, Secretary Trustee, Sentiam Escrow, Inc., State of Oregon, County of Marion. I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale. Stephen L. Tabor, Attorney for Trustee, #5969 July 9, 16, 23, 30, 2003.