

MAY 17 1981

Affidavit of Publication

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State of Oregon, County of Klamath
Recorded 05/17/2004 9:31a
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Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATE OF OREGON, COUNTY OF KLAMATH

I, Jeanine P. Day, 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 I know from my personal knowledge that the

Legal # 6502

Notice of Sale/Miller

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)

Four

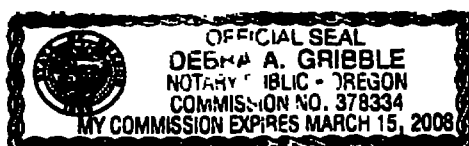
Insertion(s) in the following issues:
March 24, 31, April 7, 14, 2004

Total Cost: \$810.00

Subscribed and sworn
before me on: April 14, 2004

Notary Public of Oregon

My commission expires March 15, 2008



c/c Michael L Spencer

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by John W. Miller, as grantor, to First American Title Co., as trustee, in favor of BRC Funding Corporation, as beneficiary, dated May 23, 2002, recorded June 18, 2002 in the mortgage records of Klamath County, Oregon, in Vol. No. M02 at page 35431-33, or as No. covering the following described real property situated in said county and state, to-wit: SEE ATTACHED EXHIBIT 'A':

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Parcel 1: The Southerly 110 feet of the N 1/2 S 1/2 SW 1/4 NE 1/4 SE 1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT that portion lying East of Sprague River.

Parcel 2: The Northerly 55 feet of the N 1/2 S 1/2 SW 1/4 NE 1/4 SE 1/4, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Excepting that part that lays East of the Sprague River.

That portion of the S 1/2 N 1/2 S 1/2 NE 1/4 SE 1/4 that lays East of the access road, and West of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

math, State of Oregon.

Parcel 3: That part of the S 1/2 N 1/2 S 1/2 NE 1/4 SE 1/4 that lays East of the access road as now located on the said property.

TOGETHER WITH a 10 foot wide easement for access to the Sprague River along the South boundary of that part of the S 1/2 of the N 1/2 of the S 1/2 of the NE 1/4 of the SE 1/4 that lays East of said access road and West of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of 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 for which the foreclosure is made is grantor's failure to pay when due the following sums: \$250 per month for July 2003, August 2003, September 2003, October 2003, November 2003, December 2003 and January 2004.

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: \$24,739.98 plus interest from 12/31/03 together with the costs of sale.

WHEREFORE, notice hereby is given that the undersigned

trustee will on May 17, 2004 at the hour of 10:00 AM in accordance with the standard of time established by ORS 187.110, at 419 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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.

In construing this
notice, the singular
includes the plural,
the word "grantor"
includes any succes-
sor 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" in-
clude their respec-
tive successors in in-
terest, if any.

Dated: January 9,
2004. Michael L.
Spencer, Successor
Trustee.

State of Oregon,
County of Klamath)
ss. I, the under-
signed, certify that I
am the attorney or
one of the attorneys
for the above named
trustee and that the
foregoing is a com-
plete and exact copy
of the original trust-
ee's notice of sale.
Michael L. Spencer,
Attorney for said
Trustee; OSB
#83090, 419 Main St.,
Klamath Falls, OR
97601. 541-883-7139.
#6502 March 24, 31,
April 7, 14, 2004.