

04 NOV 15 PM 2:23

Vol M04 Page 78475

State of Oregon, County of Klamath
Recorded 11/15/04 2:23 p m
Vol M04 Pg 78475-78
Linda Smith, County Clerk
Fee \$ 36⁰⁰ # of Pgs 4

ASDEN 58511
AFFIDAVIT OF MAILING

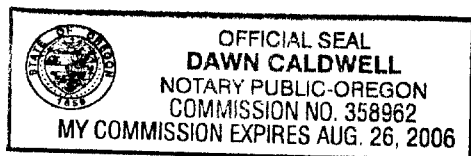
STATE OF OREGON)
)
COUNTY OF JACKSON)

I, JOAN CHRISTOPHER, of DAVIS, GILSTRAP, HEARN, SALADOFF & SMITH, P.C.
of Ashland, Oregon, hereby certify that I mailed a copy of the Trustee's Notice of Sale which is
attached hereto unto the following persons or entities pursuant to the provisions of ORS
86.740(1). The Notice was sent by Certified and First Class Mail July 7, 2004, in letters
addressed to:

RICHARD P STROH
P O BOX 254
COOS BAY OR 97420

Joan Christopher
JOAN CHRISTOPHER

SUBSCRIBED AND SWORN to before me this 8th day of July, 2004.



Dawn Caldwell
Notary Public for Oregon

My Commission Expires: 8/26/06

LAW OFFICES OF
DAVIS, GILSTRAP, HEARN, SALADOFF & SMITH
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

36A
Affidavit of Mailing -1-

Aspen 50011
TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Richard P. Stroh, as grantor, to Aspen Title & Escrow, Inc., as trustee, to secure certain obligations in favor of Vernon G. Ludwig and Ofelia Ludwig, husband and wife, as beneficiary, dated May 31, 1996, and recorded in Volume M-96, Page 16250 of the Official Records of Klamath County, Oregon, on Jun 4, 1996, covering the following described real property, to wit:

The Southerly 36 and 2/3rds feet of Lot 6, Block 94, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the 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 to foreclose said trust deed by advertisement and sale. The default for which the foreclosure is made is grantor's failure to pay when due the full balance when the debt matured on June 1, 2001.

By reason of said default, and grantor's failure to pay real property taxes for fiscal years 2001-2002, 2002-2003, and 2003-2004, the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following to wit:

\$12,751.78, together with interest thereon at the rate of 12% per annum from September 19, 2003, until paid, plus a late fee of 5% of any payment amount not received within 15 days of its due date, plus trustee's fees, attorney's fees, reimbursement to beneficiary of the sum of \$414.85 in delinquent property taxes, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

A notice of default and election to sell and to foreclose was duly recorded in Book M-04, Page 43566 of the Official Records of Klamath County, State of Oregon. Said Notice of Default and Election to Sell was recorded July 2, 2004.

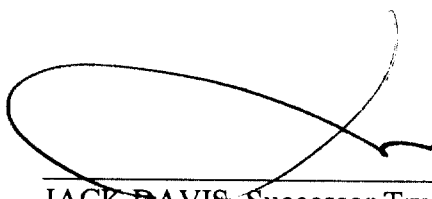
WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on the 24th day of November, 2004, at the hour of 10:00 o'clock, a.m., Pacific Standard Time as established by Section 187.110, Oregon Revised Statutes, at the offices of Aspen Title & Escrow, 525 Main Street, Klamath Falls, OR 97601, 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 of the said trust deed, together with any interest which the grantor or 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

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the trustee. Notice is further given that certain persons referred to in the Oregon Revised Statutes have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date of said sale, provided that all other defaults referred to above are cured by then.

DATED this 2nd day of July, 2004.

DAVIS, GILSTRAP, HEARN,
SALADOFF & SMITH
A Professional Corporation

A handwritten signature in black ink, appearing to be 'JACK DAVIS', is written over a horizontal line.

JACK DAVIS, Successor Trustee

Affidavit of Publication

78478

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 # 6991

Notice of Sale/Stroh

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:

October 1, 8, 15, 22, 2004

Total Cost: \$154.00

Jeanine P Day
Subscribed and sworn
before me on: October 22, 2004

Debra A Grizzle
Notary Public of Oregon

My commission expires March 15, 2008

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gether with the interest thereon, immediately due, owing and payable, said sums being the following to wit:

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est 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 certain persons referred to in the Oregon Revised Statutes have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date of sale, provided that all other defaults referred to above are cured by then.

Dated this 2nd day of July, 2004. Davis, Gilstrap, Hearn, Saladoff & Smith, A Professional Corporation, Jack Davis, A Professional Corporation. Jack Davis, Successor Trustee.
#6991 October 1, 8, 15, 22, 2004.

