

# Affidavit of Publication

Vol M04 Page 82730

State of Oregon, County of Klamath  
Recorded 12/01/04 11:48 a m  
Vol M04 Pg 82730 31  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2  
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## 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 # 7047

Notice of Sale/Laird

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 27, November 3, 10, 17, 2004

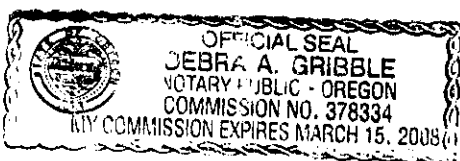
Total Cost: \$1,022.00

Subscribed and sworn

Before me on: November 17, 2004

Notary Public of Oregon

My commission expires March 15, 2008



cords of Klamath County, Oregon. The beneficial interest of Orchard Bank, a Division of Household Bank, f.s.b. (formerly Orchard Federal Savings Bank) in said Deed of Trust was assigned to Inter-mountain Community Bank, a Division of Panhandle State Bank, by assignment, recorded April 29, 2004, in Volume M04, Page 26064, Microfilm Records of Klamath County, Oregon covering the following described real property situated in Klamath County, Oregon, to-wit:

A portion of Lot 1, PINNEY'S ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 40 degrees 38' 35" East, 311.99 feet to a 5/8 inch rod; thence South 89 degrees 21' 15" East, 107.50 feet to a 5/8 inch Iron rod; thence South 00 degrees 38' 45" West, 288.78 feet to an iron rod on the South line of said Lot 1; thence North 89 degrees 17' 00" West, along the South line of said lot, 308.03 feet to the point of beginning.

TOGETHER WITH access easement as contained in Warranty Deed, dated January 6, 1981, recorded January 12, 1981, in Volume M81, page 476, Deed Records of Klamath County, Oregon, as follows:

A 30 foot wide strip of land for access lying adjacent to and easterly from the West line of the above described

parcel bound on the North and South by the respective North and South property lines of said parcel.

Scott K. Warner of Yturri Rose LLP, PO Box S, Ontario, OR 97914, was appointed Successor Trustee by the Beneficiary July 28, 2004.

Both the Beneficiary and 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 Grantors' failure to pay when due the following sums:

Failure to make the monthly payment of \$186.97, for the months of November and December, 2003, January, February, March, April, May and June, 2004, for a total of \$1,495.76.

By reason of said default the Beneficiary has declared all sums owing on the obligation secured by said Deed of Trust immediately due and payable, said sums being the following, to-wit:

The principal sum of \$24,469.91, plus accrued interest in the sum of \$1,184.35, plus interest continuing to accrue at the rate of 7.3000% per annum from June 28, 2004, until paid, plus trustee's fees, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Trust Deed.

WHEREFORE, notice is hereby given that the undersigned

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by LEWIS P. LAIRD and DONNA R. LAIRD, as Grantors, in favor of RICHARD W. HOCKEMA and MARLENE HOCKEMA, as Beneficiaries, and KLAMATH COUNTY TITLE COMPANY (now known as First American Title Company), 422 Main Street, Klamath Falls, OR 97601, as Trustee, dated March 14, 1997, recorded March 17, 1997, in Volume M97, Page 7752, Microfilm Records of Klamath County, Oregon. The beneficial interest in said Trust Deed was assigned to Orchard Federal Savings Bank by assignment, recorded October 6, 1998, in Volume M98, Page 36780, Microfilm Re-

After recording return to:  
Yturri Rose LLP  
PO Box "S"  
Ontario OR 97914

Trustee will on December 20, 2004, at the hour of 10:00 AM, PST, in accord with the standard of time established by ORS 187.110, on the front steps of the Klamath County Courthouse, 316 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 Grantors have or had power to convey at the time of the execution by Grantors of the said Deed of Trust, together with any interest which the 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 (5) days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal and interest 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 Deed of Trust, together with Trustee's and attorney's

fees not exceeding the amounts provided by said QRS 86.753.

In construing this Notice, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantors as well as any other person owing an obligation, the performance of which is secured by said Deed of Trust, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated: August 4, 2004. Scott K. Warner, OSB #93509, Successor Trustee, Yturri Rose LLP, PO Box "S", Ontario, OR 97914. Telephone: (541) 889-5368.

State of Oregon) County of Malheur: ss. I, the undersigned, certify that I am the attorney or one of the attorneys for the above named Beneficiary and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale. Scott K. Warner, Attorney for said Beneficiary.

**Important Notice Required by 15 USC 1692g.** This communication is from a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose. #7047 October 27, November 3, 10, 17, 2004.