

Rt. Lillah McBride  
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**Affidavit of Publication**

State of Oregon, County of Klamath  
Recorded 02/15/2005 9:26a m  
Vol M05 Pg 10327  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

**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 # 7177

Notice of Sale/Miranda Drea

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

Four

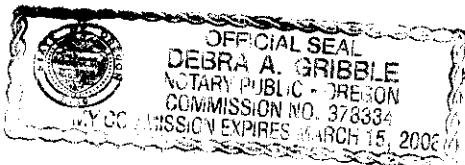
Insertion(s) in the following issues:  
January 12, 19, 26, February 2, 2005

Total Cost: \$573.30

Subscribed and sworn  
before me on: February 2, 2005

Notary Public of Oregon

My commission expires March 15, 2008



**TRUSTEE'S  
NOTICE OF SALE**

Reference is made to that certain trust deed made by Miranda Drea, as grantor, to Western Title and Escrow Company, Paul Weatherman is Successor Trustee, as trustee, in favor of John S. Dunlap, as beneficiary, dated December 6, 2002, recorded January 22, 2003, in the mortgage records of Klamath County, Oregon, in book/roll/volume No. M-03 at page 3945, or as fee/file/instrument/microfilm/reception No. , covering the following described real property situated in said county and state, to-wit:

Lot 9, Block 20,  
Tract 1082, Third  
Edition to River  
Pines Estates.

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: \$2,280.00, Two thousand two hundred and fifty.

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: \$48,744.43, Forty-eight thousand seven hundred and forty-four 43/100.

WHEREFORE, notice hereby is given that the undersigned

trustee will on March 25, 2005, at the hour of 11:00 A.M., in accord with the standard of time established by ORS 107.110, at 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 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 successor in interest and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: November 30, 2004. Paul Weatherman, Trustee.  
#7177 January 12, 19, 26, February 2, 2005.