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Affidavit of Publication

State of Oregon, County of Klamath
Recorded 04/26/2005 8:19 a m
Vol M05 Pg 29206
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 # 7276

Notice of Sale/Phetsinorath

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 2, 9, 16, 23, 2005

Total Cost: \$779.10

Jeanine P. Day
Subscribed and sworn
before me on: March 23, 2005

Debra A. Snoble
Notary Public of Oregon

My commission expires March 15, 2008

SUCCESSOR TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Chanhpheth Phetsinorath and Thongphanh Phetsinorath, grantors, to Aspen Title & Escrow, Inc., as trustee, in favor of Gary E. Adkins and Joan H. Adkins, as beneficiaries, dated June 7, 1999 and recorded June 8, 1999 in the Records of Klamath County, Oregon, in Volume M99, Page 22472, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lot 26, Block 305, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. Map R38W09-33DD, TL 2500.

Both the beneficiaries and the successor trustee have elected to sell said real property to satisfy the obligations secured by said trust deed and notice of default has been recorded pursuant to Oregon Revised Statute 86.735(3); the default for which the foreclosure is made is grantors' failure to pay when due the following sums: \$449.87 due November 8, 2004 and \$449.87 due December 8, 2004.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following: \$45,852.63

principal balance on the note, plus interest at the rate of 9% per annum from October 14, 2004 until paid, plus the beneficiaries' attorney fees and collection costs.

WHEREFORE, notice hereby is given that the undersigned successor trustee will, on April 26, 2005, at the hour of 10:00 am, in accord with the standard of time established by ORS 187.110, at the front entrance to the Klamath County Courthouse, 316 Main Street, 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 and improvements thereon which the grantors had or had power to convey at the time of the execution by grantors of the said trust deed together with any interest which the grantors or grantors' 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 beneficiaries of the entire amount then due (other than such portion of the principal as would not then be due had no default occur-

red), paying all advances authorized under the trust deed, including all costs and expenses incurred in enforcing the obligation and trust deed, and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligations 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 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" include their respective successors in interest, if any.

Dated: December 23, 2004. Gerald M. Shean, III, Successor Trustee.

State of Oregon,
County of Jackson,
ss:

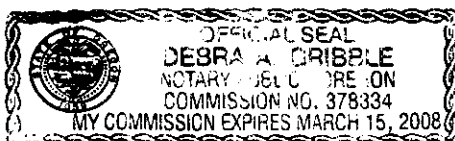
I, the undersigned, certify that the foregoing is a complete and exact copy of the original successor trustee's notice of sale.

Gerald M. Shean, III, Successor Trustee.

For Information

Contact: Gerald M. Shean, III, Attorney at Law, 145 South Holly, Ste. B/PO Box 789, Medford, OR 97501. (541) 245-3136.

This notice is an attempt to collect a debt and any information obtained will be used for that purpose.
#7276 March 2, 9, 16, 23, 2005.



Rt: Gerald M. Shean III - Atty @ Law
PO Box 789
Medford, OR 97501