

Affidavit of Publication

M06-03634

Klamath County, Oregon

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Pages 3 Fee: \$47.00

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 # 8027

Notice of Sale/Estate of Robert Loper

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

Four

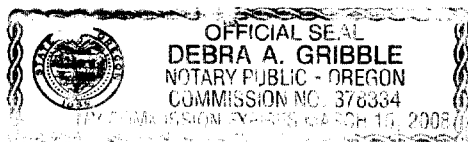
Insertion(s) in the following issues:
January 8, 15, 22, 29, 2006

Total Cost: \$1,058.40

Jeanine P. Day
Subscribed and sworn
before me on: January 29, 2006

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2008



NOTICE OF TRUSTEE'S SALE Pursuant to ORS 86.745

TO:
Jodean A. Cogdill
2349 Wantland Ave.
Klamath Falls, OR
97601

Robert E. Loper
11530 SW Cloud St.
Tigard, OR 97224

Martin A. Loper
2719 NE 145th Ave.
Vancouver, WA
98684

AND TO:
The Personal Representative, if Any, Of
The Estate Of Robert Loper, Deceased.

I
NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on Wednesday, the 19th day of April, 2006, at the hour of 10:00 a.m., at the Main Entrance of the Klamath County Courthouse, 316 Main St., Klamath Falls, Oregon, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Klamath, State of Oregon, legally described as follows:

Lots 7 and 8 in Block 8, SOUTH CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Parcel Nos. 221673 and 221682, commonly known as 527 South 2nd St., Chiloquin, Oregon.

This property is subject to that certain Deed of Trust dated August 18, 1999, recorded August 23, 1999 under Volume M99, Page 33827, records of Klamath County, Oregon, from Robert Loper,

as Grantor, to William L. Sisemore, Trustee, to ensure an obligation in favor of Klamath First Federal Savings and Loan Association, whose successor-in-interest is Sterling Savings Bank, as Beneficiary.

II
No action has been instituted to recover the debt, or any part of it then remaining secured by the trust deed.

III
The defaults for which this foreclosure is made are as follows:

Failure to pay when due the following amounts which are now in arrears:

Monthly Payment: Six (6) monthly payments of \$314.50 each (for the months of July, August, September, October, November, and December 2005) \$1,887.00.

Late Charges: Six (6) late charges of \$12.92 for each monthly payment not made within 15 days of its due date.... \$77.52.

TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$1,964.52.

IV
The sum owing on the obligation secured by the Deed of Trust is: Principal Balance of \$34,220.68, together with interest as provided in the Note from the 1st day of June, 2005, and other costs and fees as are due under the Note or other instrument secured, and as are provided by statute.

V
The above-described real property will be sold to satisfy the expense of the sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made with-

out warranty, express or implied, regarding title, possession, or encumbrances on the 19th day of April, 2006.

VI
Notice Of Right To Cure And Other Rights Under ORS 86.753

Pursuant to ORS 86.753, the grantor, grantor's successor(s) in interest to all or any part of the trust property, any beneficiary under a subordinate trust deed, or any person having a subordinate lien or encumbrance of record on the property, has the right to have the proceedings for sale of the property dismissed and the trust deed reinstated, by paying the entire amount then due as determined in accordance with ORS 86.753, together with costs, trustee's and attorney's fees as required by said statute, and by curing any other default set forth in this Notice of Trustee's Sale, at any time prior to five days before the date last set for the sale.

VII
A written Notice of Default was recorded on November 28, 2005 under Volume M05, Page 69844, records of Klamath County, Oregon, transmitted by the Successor Trustee to the Grantor's successors in interest at the following addresses:

Jodean A. Cogdill
2349 Wantland Ave.
Klamath Falls, OR
97601

Robert E. Loper
11530 SW Cloud St.,
Tigard, OR 97224.

Martin A. Loper
2719 NE 145th Ave.
Vancouver, WA
98684

by regular and certified mail, return receipt requested, on the 21st day of November, 2005, proof of which is in the possession of the Trustee.

VIII

The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

IX

The effect of the sale will be to deprive the Grantor, and all those who hold by, through or under the Grantor, of all interest in the above-described property.

X

Any payments required under this section as a condition precedent to reinstatement of the deed of trust shall be tendered to the trustee in the form of cash, certified check, cashier's check, money order, or funds received by verified electronic transfer, or any combination thereof.

Dated: December 16, 2005.

/s/ Michael L. Loft,
Michael L. Loft,
Successor Trustee,
422 W. Riverside,
#1100,
Spokane, WA 99201.
(509) 624-5265.

State of Washington)
County of Spokane) ss.

On this 16th day of December, 2005, before me personally appeared Michael L. Loft, to me known to be the person who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument as Successor Trustee of the Deed of Trust described herein.

IN WITNESS whereof I have hereunto set my hand and affixed my official seal the day and year above written.

/s/ Bridget K. Dagg
Bridget K. Dagg,
Notary Public in
and for the State of
Washington, residing
at Spokane. My
Commission Expires:
03-03-07.
#8027 January 8, 15,
22, 29, 2006.

Affidavit Return of Service

State of Oregon)

Court Case Number: 81314-1400

County of Klamath)

I HEREBY CERTIFY THAT on 12/6/05 the within:

- | | | |
|--|---|--|
| <input type="checkbox"/> Summons & Complaint | <input type="checkbox"/> Summons & Petition | <input type="checkbox"/> Summons |
| <input type="checkbox"/> Complaint | <input type="checkbox"/> Petition | <input type="checkbox"/> Answer |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Affidavit | <input type="checkbox"/> Order |
| <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Subpoena |
| <input type="checkbox"/> Citation | <input type="checkbox"/> Small Claim | <input checked="" type="checkbox"/> Notice |

for service on the within named: RESIDENCE: 327 SO 2ND ST CHILOQUIN OR 97629

☐ **SERVED:** _____ personally and in person
at _____

☐ **SUBSTITUTE SERVICE:** By leaving a true copy with _____, a person over the age of fourteen years, who
resides at the place of abode of the within named _____
at said abode: _____

☐ **OFFICE SERVICE:** By leaving a true copy with _____
the person in charge of the office maintained for the conduct of business by

☐ **CORPORATE:** By leaving a true copy with _____
of said corporation.

☒ **OTHER METHOD:** POSTED ON OCCUPANT RESIDENCE

☐ **NOT FOUND:** After due and diligent search and inquiry, I hereby return that I have been unable to find the
within named _____
within Klamath County.

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY, STATE OF OREGON.

DATE AND TIME OF SERVICE OR NOT FOUND: 12/6/05 AT 6:05 PM

I FURTHER CERTIFY that I am a competent person 18 years of age or older and a resident of the state of
service or the State of Oregon and that I am not a party to nor an officer, director or employee of, nor attorney
for any party, corporate or otherwise and knew that the person, firm or corporation served is the identical one
named in the action.

By: Dave Davis
DAVE DAVIS

Basin Proserve
422 N. 6th Street
Klamath Falls, OR 97601
(541) 884-6080

Subscribed to and sworn to before me this
16th Day of DEC, 2005
Kimberly A. Davis
Notary Public

