

Affidavit of Publication

M06-05070
Klamath County, Oregon
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Pages 1 Fee: \$21.00

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 # 8075

Notice of Sale/Frank Maxwell Anderson

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:
February 2, 9, 16, 23, 2006

Total Cost: \$632.10

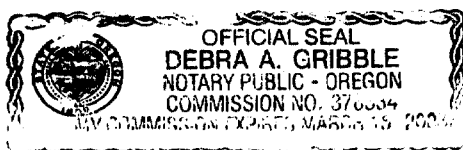
Jeanine P Day

Subscribed and sworn

before me on: February 23, 2006

Debra A. Gribble
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 Frank Maxwell Anderson, as grantor, to William L. Sisemore, as trustee, in favor of Lynn G. Westwood and Lisa R. Westwood, as beneficiary, dated December 1, 2001, recorded January 4, 2002, in the mortgage records of Klamath County, Oregon, in volume No. M02 at page 587-588, covering the following described real property situated in said county and state, to-wit:

The North 460 feet of the West 1/2 of Lot 2, Block 12, Klamath Falls Forest Estates - Sycan Unit, in the County of Klamath, State of 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 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: \$80.00 per month from 7/31/05 and real property taxes for 2005-2006.

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: \$8,358.87 together with interest from 9/30/05.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 15, 2006, at the hour

of 10:00 A.M. in accord with the standard of time established by ORS 187.110, at 419 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 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 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: January 4, 2006. Michael L. Spencer, Successor Trustee.

State of Oregon, County of Klamath) ss. I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy

of the original trustee's notice of sale. Michael L. Spencer, Attorney for said Trustee. #8075 February 2, 9, 16, 23, 2006.