

# Affidavit of Publication

## 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 # 8096

Notice of Sale/Cristina M. Stricker & Jason S. Rhoads

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

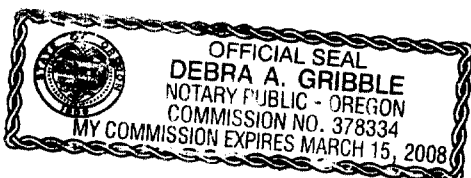
Insertion(s) in the following issues:  
February 9, 16, 23, March 2, 2006

Total Cost: \$617.40

*Jeanine P Day*  
Subscribed and sworn  
before me on: March 2, 2006

*Debra A Gribble*  
Notary Public of Oregon

My commission expires March 15, 2008



### TRUSTEE'S NOTICE OF SALE

YOU ARE GIVEN NOTICE THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

- 1. A. Grantor: Cristina M. Stricker and Jason S. Rhoads
- B. Trustee: William M. Ganong
- C. Beneficiary: Horst Wurzburg

2. The legal description of the property covered by the subject Trust Deed is: Lot 374 in Block 122, of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon. Klamath County Assessor's Account No. 3809-033AD-08900 and Property ID No. 481375. The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are: Book: M05; Page: 1083; Date Recorded: January 5, 2005.

3. The default for which the foreclosure is made is the Grantor's failure to pay \$500 of the monthly installment that was due and payable on January 1, 2005 or any of the installment payments in the sum of \$1,500 each due since February 1, 2005, and Grantor's failure to pay the real property taxes and assessments levied against the property before they became delinquent.

4. The principal and interest owing on the obligation secured by the subject Trust Deed as of November 15, 2005 is \$89,000, plus interest at the statutory rate of 9.0% from the date each payment was due until paid. Also owing on the obligation are real property taxes for 2005-2006 in the sum of \$561.83, plus interest and penalties, if any.

5. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

6. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 4th day of April, 2006 at the front entrance to the office of William M. Ganong at 514 Walnut Avenue, Klamath Falls, Oregon.

7. Pursuant to ORS 86.753, the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above

said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and attorney's fees specified in the said statute.

In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 1st day of February, 2006.  
William M. Ganong,  
Trustee.  
#8096 February 9, 16, 23, March 2, 2006.