

Affidavit of Publication

M06-07076
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 # 8114

Notice of Sale/Lisa M. Love

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

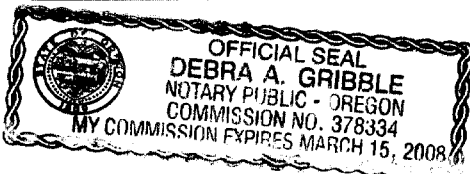
Insertion(s) in the following issues:
February 17, 24, March 3, 10, 2006

Total Cost: \$705.60

Jeanine P. Day
Subscribed and sworn
before me on: March 10, 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:

A. Grantor: Lisa M. Love
B. Trustee: William M. Ganong
C. Beneficiary: WMGPS Trust, as to an undivided 1/2 interest, and BMRMG LLC 401 K Plan as to an undivided 1/2 interest.

2. The legal description of the property covered by the subject Trust Deed is:

A parcel of land lying in the N1/2 N1/2 NW1/4 of Section 34, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron rod marking the Southwest corner of said N1/2 N1/2 NW1/4 and running thence East on the South line of said tract 660 feet, thence North parallel to the West line of said Section 34, 330 feet; thence West parallel to the South line of said N1/2 N1/2 NW1/4 660 feet to the West line of said Section 34; thence South along said West line 330 feet to the point of beginning. APN: 257051 3507-03400-00400.

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are: Book: M04, Page: 54898; Date Recorded: August 20, 2004.

3. The default for which the foreclosure is made is the Grantor's failure to pay the principal balance of \$34,750 and interest thereon at the rate of 6.5 percent per annum which were due and payable in full on August 13, 2005; plus a 5% late fee on said principal balance; plus real property taxes and assessments levied against the property for the tax years 2004-2005 and 2005-2006 before they became delinquent.

4. The principal and interest owing on the obligation secured by the subject Trust Deed as of August 13, 2005 is \$37,008.75, plus a 5% late fee on the principal sum or \$34,750 or \$1,850.19, plus interest on the principal sum of \$34,750 at the rate of 6.5% per annum from August 14, 2005 until paid. Also owing on the obligation are real property taxes for 2004-2005 in the sum of \$397.93, 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 21st 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 13th day of December, 2005.
William M. Ganong, Trustee.
#8114 February 17, 24, March 3, 10, 2006.