

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

2006-017215
Klamath County, Oregon



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08/28/2006 12:07:19 PM

Fee: \$21.00

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 # 8516

Notice of Sale/Christina H. Phillips

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

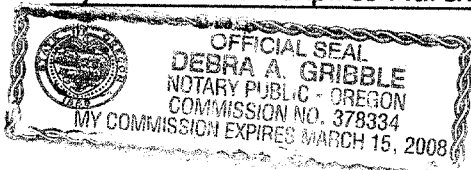
Insertion(s) in the following issues:
July 13, 20, 27, August 3, 2006

Total Cost: \$603.88

Subscribed and sworn
before me on: August 3, 2006
by Jeanine P. Day.

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: Christina H. Phillips; B. Trustee: William M. Ganong; C. Beneficiary: Robert V. Wefhern, Sr.; BMRMG LLC, 401 K Plan; and WMGPS TRUST.

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

Lot 51, Block 91, KLAMATH FALLS FOREST ESTATES Highway 66 Unit, Plat No. 4, in the County of Klamath, State of Oregon.

Klamath County Assessor's Tax Lot No. 3711-023CO-00600 and Property ID No. 392890.

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are: Book: M01; Page: 6829; Date Recorded: February 21, 2001.

3. The default for which the foreclosure is made is the Grantor's failure to pay any of the monthly installment payments of \$95.15 due and payable since October 10, 2005.

4. The principal and interest owing on the obligation secured by the subject Trust Deed as of

April 20, 2006 is \$4,910.02, plus interest at the note rate of 10.0% from April 21, 2006 until paid; and plus late payment fees of \$15 each for the months of November and December 2005 and January, February, and March 2006 which total \$75.

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 8th day of September, 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 26th day of April, 2006. William M. Ganong, Trustee, Attorney at Law, 514 Walnut Avenue, Klamath Falls, OR 97601. Telephone: 541-882-7228. #8516 July 13, 20, 27, August 03, 2006.