

2007-010437

Klamath County, Oregon



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06/11/2007 10:48:22 AM

Fee: \$26.00

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 # 9225

Notice of Sale/West States Venture Group, LLC & Lawrence Sowell, & Lonnie Jacobs

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:

May 8, 15, 22, 29, 2007

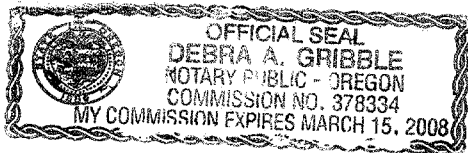
Total Cost: \$884.09

Jeanine P Day
Subscribed and sworn by Jeanine P Day

Before me on: May 29, 2007

Debra A Gribble
Notary Public of Oregon

My commission expires March 15, 2008

TRUSTEE'S
NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the Trust Deed described below is in default, and that the beneficiary has elected to foreclose the Trust Deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the Trust Deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: West States Venture Group, LLC, a limited liability company and Lawrence Sowell and Lonnie Jacobs.
Trustee: Ticor Title Company of Oregon, a domestic business corporation.
Successor Trustee: Joseph E. Kellerman, Hornecker, Cowling, Hassen & Heysell, LLP, 717 Murphy Road, Medford, OR 97504.
Beneficiary: Cecil Halstead.

2. Property covered by the Trust Deed: Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situate in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the North 1/4 corner of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, according to the plat on file in the Klamath County surveyor's office in file #231; thence East along the Section line 1051.69 feet to the West right of way of State Highway #66; thence South 27 degrees 37' West 320.88 feet to the true point of beginning of this description; thence South 67 degree 25 1/2' West 335.90 feet; thence South 24 Degree 12' West 260.00 feet; thence South 62 degree 23' East 119.45 feet; thence South 27 degree 37' West 214.2 feet; thence South 52 degree 07-1/2' East 69.00 feet to the Westerly right of way of State Highway #66; thence Northeasterly around a 10.5524 degree curve to the left 114.92 feet; thence North 27 degree 37' East 629.80 feet to the true point of beginning of this description. Said parcel contains 2.25 acres more or less and is subject to any easements and/or rights of way of record or apparent upon the premises.

Saving and Excepting that portion deeded to State of Oregon, by and through its Department of Transportation in Warranty Deed recorded April 12, 2004 in M-04 on page 20952, records of Klamath County, Oregon.
Tax Parcel Number: 496001 and M33065.

3. Trust Deed was recorded on April 7, 2006 at volume number M06, page 6788 of the Official Records of Klamath County, Oregon.

4. Defaults for which foreclosure is made is the failure of Grantor(s) to do the following:

A. Failure to make scheduled monthly payments in the amount of \$2,571.53 for October, November, December, 2006 and January 2007 and thereafter; and

B. Failure to pay late fees owing for September, October, November, December and January in the amount of \$128.64 for each month and each month later thereafter.

5. The sum owing on the obligation secured by the Trust Deed is \$255,159.75 as of the 8th of November 2006, plus interest thereon at the rate of 12% per annum until paid, plus costs, trustee's and attorney's fees.

6. The Beneficiary has and does elect to satisfy the obligation.

7. The property will be sold in the manner prescribed by law on the 21st day of June 2007, at 10:00 a.m., standard time as established by ORS 187.110, at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601, Klamath County, Oregon.

8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

9. In construing this notice and whenever the context hereof so requires, 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 their successors in interest, The word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the Trust Deed, and any collateral beneficiary, and their successors in interest.

Dated this 13th day of February, 2007.
Hornecker, Cowling,
Hassen & Heyseil,
LLP. By: Joseph E.
Kellerman, Successor Trustee.
#9225 May 8, 15, 22,
29, 2007.