

MTC 78553

2007-010903

Klamath County, Oregon



00024948200700109030060065

06/18/2007 11:23:47 AM

Fee: \$46.00

AFFIDAVIT OF MAILING OF NOTICE OF SALE

STATE OF OREGON)
) ss.
COUNTY OF LANE)

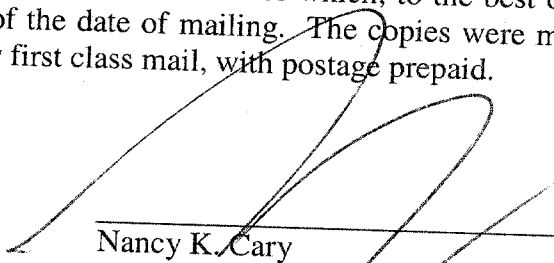
I, NANCY K. CARY, being first duly sworn, depose and say:

1. I am the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. I served the attached Trustee's Notice of Sale upon the following parties by depositing true copies thereof in the United States Mail at Eugene, Oregon, on March 15, 2007:

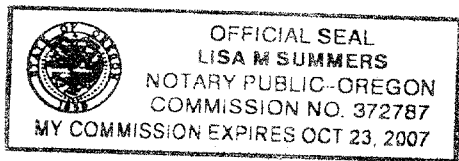
Glenn A. Leggett
15970 Old Mill Road
La Pine, OR 97739


3. The above copies were enclosed in sealed envelopes addressed to the parties named above at the addresses set forth below their names which, to the best of my knowledge, were their last known addresses as of the date of mailing. The copies were mailed by certified mail, return receipt requested, and by first class mail, with postage prepaid.



Nancy K. Cary

Signed and sworn to before me on March 15, 2007, by NANCY K. CARY.





Notary Public for Oregon
My Commission Expires: 10/23/2007

AFFIDAVIT OF MAILING

AFTER RECORDING RETURN TO:
Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

46.00

AFFIDAVIT OF NONOCCUPANCY

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

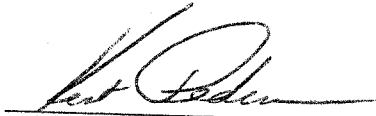
I, Kent Pederson, being first duly sworn, depose and say:

1. I am a private process server retained by the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.


2. On March 5, 2007, the Successor Trustee retained me to serve the occupant, if any, of the real property described in the Trustee's Notice of Sale and located at:

100363 Highway 97 North
Chemult, Or 97731

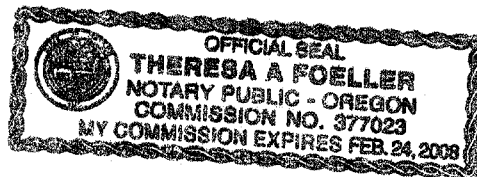
3. After I was retained and on March 14, 2007, I went to the real property and observed that the residence located on the real property was vacant and unoccupied.



Signed and sworn to before me this 14TH day of MARCH, 2007,
by KENT PEDERSON.



Notary Public for Oregon
My Commission Expires: _____



AFTER RECORDING RETURN TO:
Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

The following Trustee's Notice of Sale is served on you (if mailed, by certified mail, return receipt requested and first class mail) pursuant to ORS Chapter 86, requiring notice of the foreclosure to be given to the grantor of the trust deed, to certain successors in interest of the grantor and junior lien holders, and to the occupants of the property.

TO:

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor:	GLENN A. LEGGETT
Trustee:	AMERITITLE, INC.
Successor Trustee:	NANCY K. CARY
Beneficiary:	RODNEY A. DALTON, TRUSTEE FOR THE RODNEY A. DALTON PENSION TRUST

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

As described on the attached Exhibit A

3. RECORDING. The Trust Deed was recorded as follows:
Date Recorded: May 31, 2006
Recording No. M06-11027
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$149.88 each, due the 31st of each month, for the months of June 31, 2006 through February 31, 2007; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$15,125.00; plus interest at the rate of 11.99% per annum from May 31, 2006; plus late charges of \$59.92; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE.

Date: July 19, 2007
Time: 11:00 a.m.
Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

AFTER RECORDING RETURN TO:

Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

Any questions regarding this matter should be directed to Lisa Summers, Legal Assistant, (541) 686-0344 (TS #31405.00009).

DATED: March 2, 2007.

/s/ Nancy K. Cary

Nancy K. Cary, Successor Trustee
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440

FAIR DEBT COLLECTION PRACTICES ACT NOTICE

We are attempting to collect a debt on behalf of the beneficiary named above (also referred to as the "creditor") and any information obtained will be used for that purpose. This debt is owed to the creditor in the amount described above. Under some circumstances, you may receive more than one copy of this notice. Unless you dispute the validity of this debt, or any portion thereof, within 30 days after your first receipt of the original or a copy of this notice, we will assume the debt to be valid. If you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that the debt, or any portion thereof, is disputed, we will obtain verification of the debt or (if applicable) a copy of a judgment against you and a copy of the verification or (if applicable) the judgment will be mailed to you. We will provide you with the name and address of the original creditor, if different from the creditor named above, if you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that you request such information.

AFTER RECORDING RETURN TO:

Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Easterly right-of-way line of The Dalles-California Highway, which point bears South along the Section line 1667.8 feet and East 491.6 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 16° 53' 30" East parallel to the Highway, 200 feet to the point of beginning; thence South 73° 06' 30" East a distance of 150 feet; thence North 16° 53' 30" East parallel to the Highway, 50 feet; thence North 73° 06' 30" West 150 feet; thence South 16° 53' 30" West along the Easterly right of way of said highway a distance of 50 feet to the point of beginning, being a portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said premises conveyed to the State of Oregon, by and through its State Highway Commission, by deed dated June 21, 1954, recorded June 25, 1954 in Book 267, page 484, Deed Records of Klamath County, Oregon.

Tax Account No: 2808-020B0-03400-000

Key No: 88559

0074275

AFTER RECORDING RETURN TO:
Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

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 # 9257

Notice of Sale/Glenn A. Leggett

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:

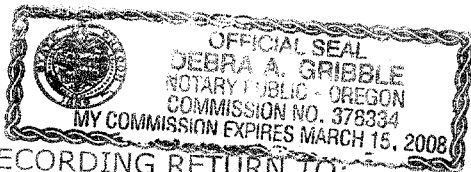
May 8, 15, 22, 29, 2007

Total Cost: \$810.59

Subscribed and sworn by Jeanine P Day
before me on: May 29, 2007

Notary Public of Oregon

My commission expires March 15, 2008



AFTER RECORDING RETURN TO:

Hershner Hunter LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor:
GLENN A. LEGGETT
Trustee: AMERITITLE, INC.
Successor Trustee:
NANCY K. CARY
Beneficiary:
RODNEY A. DALTON, TRUSTEE
FOR THE RODNEY A. DALTON PENSION TRUST

2. DESCRIPTION OF PROPERTY:

The real property is described as follows:
As described on the attached Exhibit A Exhibit "A"
Legal Description

Beginning at a point on the Easterly right-of-way line of The Dalles-California Highway, which point bears South along the Section line 1667.8 feet and East 491.6 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 16 degree 53' 30" East parallel to the Highway, 200 feet to the point of beginning; thence South 73 degree 06' 30" East a distance of 150 feet; thence North 16 degree 53' 30" East parallel to the Highway, 50 feet; thence North 73 degree 06' 30" West 150 feet; thence South 16 degree 53' 30" West along the Easterly right of way of said highway a distance of 50 feet to the point of beginning, being a portion of the W 1/2 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

3. RECORDING.

The Trust Deed was recorded as follows:
Date Recorded: May 31, 2006
Recording No. M06-11027
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$149.88 each, due the 31st of each month, for the months of June 31, 2006 through February 31, 2007; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE.

The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$15,125.00; plus interest at the rate of 11.99% per annum from May 31, 2006; plus late charges of \$59.92; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL.

The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said premises conveyed to the State of Oregon, by and through its State Highway Commission, by deed dated June 21, 1954, recorded June 25, 1954 in Book 267, Page 484, Deed Records of Klamath County, Oregon.

Tax Account No: 2808-020BO-03400-000.
Key No: 88559.

7. TIME OF SALE.

Date: July 19, 2007
Time: 11:00 a.m.
Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE.

Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees and costs.

ceeding the amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Lisa Summers, Legal Assistant, (541) 686-0344 (TS #31405.00009).

DATED: March 2, 2007.

/s/ Nancy K. Cary

Nancy K. Cary, Successor Trustee
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440
#9257 May 8, 15, 22, 29, 2007.