

2007-018992

Klamath County, Oregon



11/06/2007 03:19:55 PM

Fee: \$111.00

AFFIDAVIT OF MAILING

By Interface Inc.
5839 Mission Gorge Road, Suite A
San Diego, CA 92120

ATE: 64997

Reference No: T07-27802-OR
Mailing Number: 0018410-01

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS
}

I, Angie Gomez being duly sworn, depose and say:

I am and at all times herein mentioned a citizen of the United States, over the age of eighteen years and a resident of San Diego County, California:

That at the request of Town & Country Title Services on 7/9/2007, I deposited in the United States mail a copy of the attached document, in separate sealed envelopes, in accordance with the checked mailing classes defined below, postage prepaid, to the address list on exhibit A, attached hereto and made a part hereof.

☒ First Class ☐ Certified
☒ Certified Return ☐ Registered ☐ Registered International

Angie Gomez
Affiant

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On JUL 13 2007
personally appeared ANGIE GOMEZ before me, the undersigned, a Notary Public in and for said State, personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature David Neal



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Town & Country Title Services
505 City Parkway West, Suite 200
Orange, California 92868
(888)485-9191

W770291

TRUSTEE'S NOTICE OF SALE

Loan No: 0052231008
T.S. No.: T07-27802-OR

Reference is made to that certain deed made by, LAURA S. TROTTS, AN ESTATE IN FEE SIMPLE as Grantor to LAWYERS TITLE, as trustee, in favor of AMERIQUEST MORTGAGE COMPANY, A CORPORATION, as Beneficiary, dated 09-10-2003, recorded 09-24-2003, in official records of KLAMATH County, Oregon in book/reel/volume No. VOL M03 at page No. 71118-36, fee/file/instrument/microfile/reception No. (indicated which), covering the following described real property situated in said County and State, to-wit:

APN: R-3909-011BC-03800-000
SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Commonly known as:
4423 WINTER AVENUE
KLAMATH FALLS, OR 97603

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's:

INSTALLMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE ON 03/01/2007 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE.

Monthly Payment \$1,314.52

Monthly Late Charge \$58.51

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$116,336.60 together with interest thereon at the rate of 11.375% per annum from 02-01-2007 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that LSI TITLE COMPANY OF OREGON, the undersigned trustee will on **11-09-2007** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OREGON** County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that

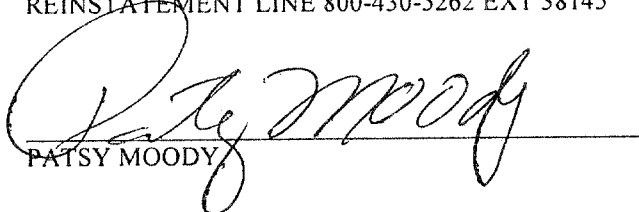
any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes 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.

For sales information, please contact AGENCY SALES AND POSTING at WWW.FNASAP.COM or 714-259-7850

Dated: June 28, 2007

LSI TITLE COMPANY OF OREGON BY Town and
Country AS AGENT TO THE TRUSTEE
505 CITY PARKWAY WEST SUITE 200
ORANGE, CA. 92868
PHONE NUMBER 888-485-9191
REINSTATEMENT LINE 800-430-5262 EXT 38145

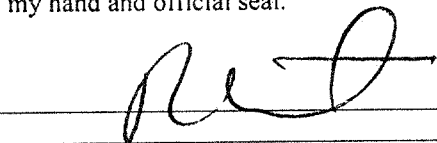

PATSY MOODY

State of CALIFORNIA } ss.
County of ORANGE }

On June 28, 2007 before me, R. Winters the undersigned Notary Public, personally appeared PATSY MOODY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

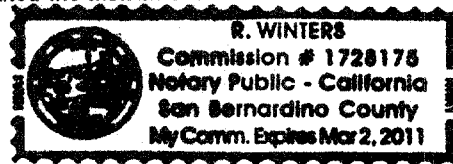
WITNESS my hand and official seal.

Signature



(Seal)

, Notary Public



Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.

The S 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line and North 88° 57' East a distance of 814.5 feet from the iron axel which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence: continuing North 88° 57' East a distance of 67.5 feet to a point; thence North 1° 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11; thence South 88° 58' West along the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11, a distance of 67.5 feet to an iron pin; thence South 1° 12' East a distance of 331.4 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within Winter Avenue.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Town & Country Title Services
505 City Parkway West, Suite 200
Orange, California 92868
(888)485-9191

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Loan No: 0052231008
T.S. No.: T07-27802-OR

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SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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The S 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line and North 88° 57' East a distance of 814.5 feet from the iron axel which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence: continuing North 88° 57' East a distance of 87.5 feet to a point; thence North 1° 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11; thence South 88° 58' West along the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11, a distance of 87.5 feet to an iron pin; thence South 1° 12' East a distance of 331.4 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within Winter Avenue.

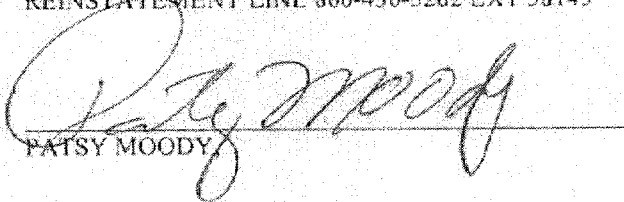
any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes 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.

For sales information, please contact AGENCY SALES AND POSTING at WWW.FNASAP.COM or 714-259-7850

Dated: June 28, 2007

LSI TITLE COMPANY OF OREGON BY Town and
Country AS AGENT TO THE TRUSTEE
505 CITY PARKWAY WEST SUITE 200
ORANGE, CA. 92868
PHONE NUMBER 888-485-9191
REINSTATEMENT LINE 800-430-5262 EXT 38145


PATSY MOODY

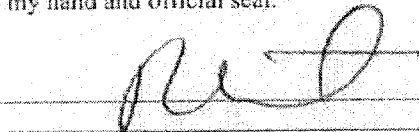
State of CALIFORNIA } ss.

County of ORANGE }

On June 28, 2007 before me, R. Winters the undersigned Notary Public, personally appeared PATSY MOODY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

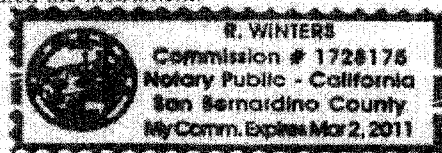
WITNESS my hand and official seal.

Signature



(Seal)

Notary Public



Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.

NOTICE OF DEFAULT
AND ELECTION TO SELL

RE: Trust Deed from LAURA S. TROTTS, AN
ESTATE IN FEE SIMPLE Grantor

To LSI TITLE COMPANY OF OREGON
Successor Trustee

After recording return to(name, address, zip):
Town and Country
505 City Parkway West Suite 200
Orange, CA 92868

"LSI TITLE, FNDS DIVISION"

SPACE RESERVED
FOR
RECORDER'S USE

7-6-07
2007-12092

36.1

TS No: T07-27802-OR

Loan No: 0052231008

W770291

Reference is made to that certain trust deed made by LAURA S. TROTTS, AN ESTATE IN FEE SIMPLE as grantor, to LSI TITLE COMPANY OF OREGON as successor trustee, in favor of AMERIQUEST MORTGAGE COMPANY, A CORPORATION, as beneficiary, dated 09-10-2003, recorded 09-24-2003, in the Records of KLAMATH County, Oregon, in book VOL M03 at page 71118-36, and/or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in the above-mentioned county and state, to wit:

APN: R-3909-011BC-03800-000

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums:

Delinquent Payments						
FROM	THRU	NO. PMT	RATE	AMOUNT	TOTAL	
03/01/2007	04/01/2007	2	11.500	\$1,325.28	\$2,650.56	
05/01/2007	06/27/2007	2	11.375	\$1,314.52	\$2,629.04	
Total Late Charges:					\$175.53	
Beneficiary Advances						
LATE CHARGES					\$232.96	
ACCRUED LATE CHARGES					\$-175.53	
CORP ADVANCE					\$-71.50	
						\$5,441.06
TOTAL FORECLOSURE COST:					\$870.50	
TOTAL REQUIRED TO REINSTATE:						\$6,311.56

The S 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

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EXCEPTING THEREFROM that portion lying within Winter Avenue.

TS No :T07-27802-OR

Loan No: 0052231008

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being:

The unpaid principal balance: \$116,336.60

INSTALLMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE ON 03/01/2007 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE.

Notice hereby is given that the beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale. Including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The Sale will be held at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110 on 11-09-2007, at the following place: **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OREGON**

County of KLAMATH, State of Oregon, which is the hour, date and place last set for sale.

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except:

Name and Last Known Address

Nature of Right, Lien or Interest

**LAURA S. TROTTS, AN ESTATE IN FEE
SIMPLE**

4423 WINTER AVENUE
KLAMATH FALLS, OR 97603

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding 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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated June 28, 2007

LSI TITLE COMPANY OF OREGON BY Town and
Country AS AGENT TO THE TRUSTEE
505 CITY PARKWAY WEST, SUITE 200
ORANGE, CA.
PHONE (888)485-9191

REINSTATEMENT LINE 714-634-2474 EXT 38145

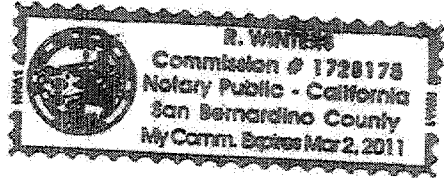
PATSY MOODY

State of Ca.
County of Orange

On June 28, 2007 before me, R. Winters, the undersigned Notary Public, personally appeared PATSY MOODY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature R. Winters (Seal)
_____, Notary Public



Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.

Exhibit A to Affidavit of Mailing

7/10/2007 8:23:41 AM Sender: Town & Country Title Services
505 City Parkway West
Orange CA 92868

Postal Class: First Class

Type of Mailing: Window

Affidavit Attachment: 0018410-01 000 07092007 Town_N_C000094

Postal Number Sequence Recipient Name

11041994141006188015 1 LAURA S TROTTS

Address Line 2/4

KLAMATH FALLS OR 97603

11041994141006188022 2 LAURA S TROTTS

Address Line 1/3

4423 WINTER AVENUE

P.O. BOX 7897

KLAMATH FALLS OR 97602

Exhibit A to Affidavit of Mailing

7/10/2007 8:23:42 AM Sender: Town & Country Title Services
505 City Parkway West
Orange CA 92868

Postal Class: Certified - Ret

Type of Mailing: Window

Affidavit Attachment: 0018410-01 000 07092007 Town_N_C000094

Postal Number Sequence Recipient Name

71041994141008669576 1 LAURA S TROTTS

Address Line 1/3

4423 WINTER AVENUE

Address Line 2/4

KLAMATH FALLS OR 97603

71041994141008669583 2 LAURA S TROTTS

P.O. BOX 7897

KLAMATH FALLS OR 97602

T0727802OR/TROTTS
ASAP# 873385

T&C

PROOF OF SERVICE

STATE OF OREGON)
) ss.
County of KLAMATH)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made, that I am not the beneficiary or trustee named in the original Trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, upon an **OCCUPANT** at the following address:

4423 WINTER AVENUE, KLAMATH FALLS, OREGON 97603, as follows:

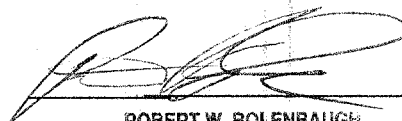
Personal service upon Joe Spendolini, by delivering said true copy, personally and in person, at the above address on July 13, 2007 at 5 : 26 P.m.

Personal service upon Laura Spendolini, by delivering said true copy, personally and in person, at the above address on July 13, 2007 at 5 : 26 P.m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2007 at _____ : _____ .m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2007 at _____ : _____ .m.

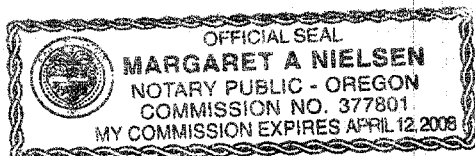
I declare under the penalty of perjury that the above statement is true and correct.

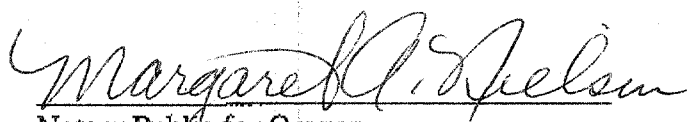


ROBERT W. BOLENBAUGH

325725

SUBSCRIBED AND SWORN to before me this 16th day of July, 2007 by ROBERT W. BOLENBAUGH.




Notary Public for Oregon

TS No :T07-27802-OR

Loan No: 0052231008

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Name and Last Known Address

Nature of Right, Lien or Interest

LAURA S. TROTTS, AN ESTATE IN FEE
SIMPLE

4423 WINTER AVENUE
KLAMATH FALLS, OR 97603

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding 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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated June 28, 2007

LSI TITLE COMPANY OF OREGON BY Town and
Country AS AGENT TO THE TRUSTEE
505 CITY PARKWAY WEST, SUITE 200
ORANGE, CA.
PHONE (888)485-9191

Exhibit A to Affidavit of Mailing

7/10/2007 8:23:41 AM Sender: Town & Country Title Services
505 City Parkway West
Orange CA 92868

Postal Class: First Class

Type of Mailing: Window

Affidavit Attachment: 0018410-01 000 07092007 Town_N_C000094

Postal Number Sequence Recipient Name

11041994141006188015 1 LAURA S TROTTS

Address Line 1/3 Address Line 2/4

4423 WINTER AVENUE KLAMATH FALLS OR 97603

11041994141006188022 2 LAURA S TROTTS

P.O. BOX 7897 KLAMATH FALLS OR 97602

Exhibit A to Affidavit of Mailing

7/10/2007 8:23:42 AM Sender: Town & Country Title Services
505 City Parkway West
Orange CA 92868

Postal Class: Certified - Ret

Type of Mailing: Window

Affidavit Attachment: 0018410-01 000 07092007 Town_N_C000094

Postal Number Sequence Recipient Name

71041994141008669576
1 LAURA S TROTTS

Address Line 1/3

4423 WINTER AVENUE

Address Line 2/4

KLAMATH FALLS OR 97603

71041994141008669583
2 LAURA S TROTTS

P.O. BOX 7897

KLAMATH FALLS OR 97602

T0727802OR/TROTTS
ASAP# 873385

T&C

PROOF OF SERVICE

STATE OF OREGON)
) ss.
County of KLAMATH)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original Trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, upon an **OCCUPANT** at the following address:

4423 WINTER AVENUE, KLAMATH FALLS, OREGON 97603, as follows:

Personal service upon Joe Spendolini, by delivering said true copy, personally and in person, at the above address on July 13, 2007 at 5 : 26 P.m.

Personal service upon Laura Spendolini, by delivering said true copy, personally and in person, at the above address on July 13, 2007 at 5 : 26 P.m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2007 at _____ : _____ .m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2007 at _____ : _____ .m.

I declare under the penalty of perjury that the above statement is true and correct.

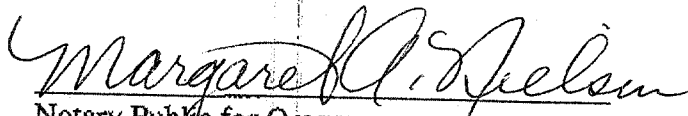


ROBERT W. BOLENBAUGH

325725

SUBSCRIBED AND SWORN to before me this 16th day of July, 2007 by ROBERT W. BOLENBAUGH.




Notary Public for Oregon

27802

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 # 9472

Notice of Sale/Laura S. Trotts

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 30, August 6, 13, 20, 2007

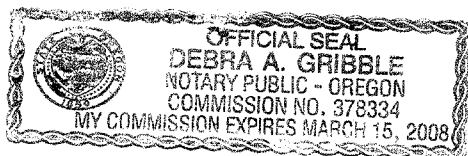
Total Cost: \$898.79

Subscribed and sworn by Jeanine P Day

before me on: August 20, 2007

Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S
NOTICE OF SALE
T.S. No.: T07-27802-
OR Loan No:
0052231008

Reference is made to that certain deed made by, Laura S. Trotts, an estate in fee simple as Grantor to Lawyers Title, as trustee, in favor of Ameriquist Mortgage Company, a corporation, as Beneficiary, dated 09-10-2003, recorded 09-24-2003, in official records of Klamath County, Oregon in book/reel/volume No. VOL M03 at page No. 71118-36, fee/file/instrument/microfile/reception No. (indicated which), covering the following described real property situated in said County and State, to-wit: APN: R-3909-011BC-03800-000 The S 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point which lies North 1°12' West a distance of 331.4 feet along the section line and North 88°57' East a distance of 814.5 feet from the iron axle which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence: continuing North 88°57' east a distance of 67.5 feet to a point; thence North 1°12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11; thence South 88°58' West along the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11, a distance of 87.5 feet to an iron pin; thence South 1°12' East a distance of 331.4 feet, more or less, to the point of beginning. Excepting Therefrom that portion lying within Winter Avenue. Commonly known as: 4423 Winter Avenue, Klamath Falls, OR 97603.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Installment of principal and interest plus impounds and/or advances which became due on 03/01/2007 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. Monthly Payment \$ 1,314.52 Monthly Late Charge \$ 58.51.

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$ 116,336.60 together with interest thereon at the rate of 11.375% per annum from 02-01-2007 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that LSI Title Company of Oregon, the undersigned trustee, will on 11-09-2007 at the hour of 10:00 am, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at On the front steps of the Circuit Court, 316 Main Street, in the City of Klamath Falls, County of Klamath, Oregon, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the

execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee.

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes 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 the respective successors in interest, if any.

For sales information, please contact Agency Sales and Posting at www.fna-sap.com or 714-259-7850. Dated: June 28, 2007. LSI Title Company of Oregon by Town and Country as Agent to the Trustee, 505 City Parkway West, Suite 200, Orange, California, 92868. Phone Number (888) 485-9191. Reinstatement Line 800-430-5262 Ext 38145 Patsy Moody ASAP# 873385 07/30/2007, 08/06/2007, 08/13/2007, 08/20/2007, #9472 July 30, August 6, 13, 20, 2007.