

MT80177

AFTER RECORDING RETURN TO:

Walter L. Cauble
CAUBLE, DOLE & SORENSON
P O BOX 398
GRANTS PASS, OR 97528

2007-021048
Klamath County, Oregon



12/17/2007 03:48:51 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 # 9677

Notice of Sale/Michael & Marsha Menefee

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:

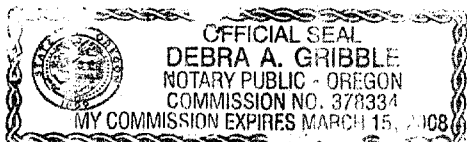
November 9, 16, 23, 30, 2007

Total Cost: \$707.69

Subscribed and sworn by Jeanine P Day
before me on: November 30, 2007

Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

The obligations secured by the trust deed described in this notice are in default and the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 through ORS 86.795. No action is currently pending to recover any part of the debt secured by the trust deed. The following information is given, pursuant to ORS 86.735 and ORS 86.745:

1. PARTIES: The parties to the trust deed described in this notice are: Grantor: MICHAEL MENEFEE and MARSHA MENEFEE, as tenants by the entirety; Trustee: LAWYERS TITLE INSURANCE COMPANY, a Virginia corporation; Beneficiary: RONALD E. JENNER and MARY JENNER, as Joint Tenants with rights of survivorship.

2. PROPERTY: The address of the property covered by the trust deed is 2165 Jeffrey Lane, Klamath Falls, Oregon, more particularly described as follows: Lot 34, in Tract 1378, PLEASANT VISTA STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. DESCRIPTION OF THE TRUST DEED SUBJECT OF THIS NOTICE: Dated September 5, 2006; recorded September 7, 2006; Document Number 2006-018069.

4. DEFAULTS: The defaults for which foreclosure is made is grantor's failure to pay when due the following sums: payment of minimum monthly installments of \$1,430 due on June 5, and July 5, 2007; transfer of the real property subject of the trust deed without Beneficiary's prior written con-

sent.

5. BALANCE OWING: The sums owing on the obligations secured by the trust deed are: The entire unpaid principal balance of One Hundred Sixty-three Thousand and no/100ths Dollars (\$163,000.00), together with interest thereon at the rate of twelve percent (12%) per annum from May 5, 2007, until paid; together with late charges of \$163.00 each accrued for the June and July payments which are 10 or more days past due, and \$163.00 for each additional payment not received within 10 days of the due date.

6. ELECTION TO SELL: The beneficiary and the trustee, by reason of the defaults set out above have elected to sell the property to satisfy the obligations secured by the trust deed. A Notice of Default has been recorded pursuant to ORS 86.735(3) and the beneficiary has declared all sums owing on the obligations secured by the trust deed immediately due and payable.

7. SALE: The property will be sold in the manner prescribed by law on Thursday, December 27, 2007, at 11:00 A.M. in accord with the standard of time established by ORS 86.740, at the front steps of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon.

8. RIGHT TO CURE DEFAULT UNDER ORS 86.753: 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 the portion of the principal that would not be

due had no default occurred) together with costs and expenses actually incurred in enforcing the obligations, including trustee's and attorney's fees (not exceeding the amounts provided by ORS 86.753) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the note and trust deed.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED: August 10, 2007.
/s/ Walter L. Cauble
Walter L. Cauble,
Trustee.
#9677 November 9, 16, 23, 30, 2007.