

2008-010117

Klamath County, Oregon



00049757200800101170010014

07/15/2008 08:34:23 AM

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 # 10033

Notice of Sale/Eric Artnr

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:

April 9, 16, 23, 30, 2008

Total Cost: \$807.61

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: April 30, 2008

Beth Furtado
Notary Public of Oregon

My commission expires November 15, 2008



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Eric Artnr, as grantor to Pacific Trust Deed Servicing Company, Inc., an Oregon Corporation, as trustee, in favor of Rogue River Mortgage, LLC, as beneficiary, dated February 1, 2007, recorded on February 15, 2007, in the Records of Klamath County, Oregon in or as instrument No. 2007-002810, covering the following described real property situated in that county and state, to-wit:

SEE EXHIBIT "A"

That portion of the northeast Section 7, Township 39 south, Range 9 east of the Willamette Meridian, Klamath County, Oregon, lying southwesterly of the Lake of the Woods Highway 140.

Saving and excepting that portion conveyed to State of Oregon, volume M68, page 3409, Deed Records of Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums: The October 2, 2007 monthly installment in the amount of \$3,000.00 and each month thereafter, plus buyer's fees of \$30.00, plus late charges of \$900.00.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable those sums being the following to-wit: The unpaid principal balance in the amount of \$300,000.00 with interest thereon at 12% per annum from September 2, 2007 until paid, plus late charges of \$900.00.

WHEREFORE, notice is hereby given that the undersigned trustee will on June 11, 2008, at the hour of 11:00 o'clock A.M. in accord with the standard of time established by ORS 187.110, at Law Office of Justin Throne, 250 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the

foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. 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 those 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 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 the 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: February 21, 2008.

Patrick J. Kelly, Successor Trustee
717 NW 5th Street
Grants Pass, OR 97526 (541) 474-1908

State of Oregon, County of Josephine)ss
I, the undersigned certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale. Patrick J. Kelly, Attorney for Trustee. #10033 April 9, 16, 23, 30, 2008.