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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 # 10375

Notice of Sale/John J. & Norma J. Achura

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:

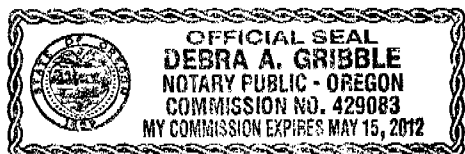
July 15, 22, 29, August 5, 2008

Total Cost: \$1,124.29

Subscribed and sworn by Jeanine P Day
before me on: August 5, 2008

Notary Public of Oregon

My commission expires May 15, 2012



NOTICE OF DEFAULT AND ELECTION TO SELL

KNOW ALL MEN BY THESE PRESENTS, that SKYRIDGE ESTATES, III, a Nevada Limited Liability Company, is the grantor, and AMERITITLE, INC., is the trustee, and JOHN J. ACHURA and NORMA J. ACHURA, Trustees of the Achura Family Trust Dated March 12, 1992 as to an undivided 6.15% interest; CALVIN R. MOFFITT and CRAIG L. SCHANK, Trustees of The Moffitt and Schank LTD Profit Sharing Plan dated January 1, 1985 as to an undivided 5.13% interest; ANITA A. YORK, a single woman as to an undivided 6.15% interest; MARIE J. DUNCAN, a single woman as to an undivided 4.10% interest; WILLIAM McCUSKEY and IRENE McCUSKEY, husband and wife as to an undivided 12.82% interest; LOUIE I. VENTURACCI, as to an undivided 10.25% interest; MARGARET LOUISE PRIVETT, as to an undivided 5.13% interest; RALPH E. NUTI and MARY E. NUTI, Trustees of the Ralph E. Nuti and Mary E. Nuti Trust dated May 29, 1975 as to an undivided 2.57% interest; JAMES MUNSON and ALICE MUNSON, husband and wife, or the survivor thereof as to an undivided 5.13% interest; YERINGTON ROTARY SCHOLARSHIP FUND, as to an undivided 5.13% interest; BRIAN L. BELANGER and MARIANN F. BELANGER, Co-Trustees of The Brian and Mariann Belanger Family Trust under Declaration of Trust dated March 26, 1992 as to an undivided 5.13% interest; AMILIO BELL and CARMEN BELL, Trustees of The Bell Family Trust dated April 17, 1985; as to an undivided 5.13% interest; BONNIE LOUISE BELL, as to an undivided 2.57% interest; YVONNE E. DORY, Trustee of the Dory Family Trust dated October 9, 1990, as to an undivided 5.13% interest; RENO QUILICI and GLORIA F. QUILICI, Co-Trustees of the Reno Quilici and Gloria F. Quilici Trust Agreement dated March 8, 1990 as to an undivided 5.38% interest; HARLAN HILES, as to an undivided 5.13% interest and GEORGE O. HENDERSON and CHERYL E. HENDERSON, Trustees of The Henderson Family Trust under agreement dated January 2, 2002 as to an undivided 8.97% interest is the beneficiary under that certain trust deed dated February 6, 2006, and recorded on February 23, 2006, in book (real) volume 1494 at page 03400 of the Mortgage Records of Klamath County, Oregon.

PARCEL 2 of LAND PARTITION 30-93, said Land Partition being a portion of Parcel 2 of LAND PARTITION 30-93, situated in the SE 1/4 SE 1/4 and NE 1/4 SE 1/4 of Section 26, Township 38 South, Range 9 East of Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of Tract 1441 Sky Ridge Estates Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM Lots 34, 36, 40 and 43 of Tract 1482 Sky Ridge Estates Phase 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a Notice of Default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes. The Default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Payments in the amount of \$16,250.00 per month from August 23, 2007 to the present.

Taxes for the fiscal year 2007-2008, delinquent in the sum of \$1,196.75, plus interest.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$1,950,000.00 as of August 23, 2007 plus interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 22, 2008 at the hour of 11:00 a.m. Standard time, as established by Section 187.110, Oregon Revised Statutes, at 635 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 said described real property which the grantors had or had power to convey at the time of the execution by him 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, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceedings 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 said 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's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: July 23, 2008.

Scott D. MacArthur,
Successor Trustee
#10375 July 15, 22, 29, August 5, 2008.