

2008-014224

Klamath County, Oregon



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10/17/2008 08:29:51 AM

Fee: \$31.00

RECORDING COVER SHEET (Please Print or Type)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page recording requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

AFTER RECORDING RETURN TO:

SLOTHOWER & PETERSEN, PC

205 NW Franklin Avenue

Bend, OR 97701

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

AFFIDAVIT OF PUBLICATION

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

JOHN AND DARLENE OLANDER

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

AMERICAN CASH EQUITIES, INC.

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ ☐ Other

5) SEND TAX STATEMENTS TO:

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED TO CORRECT

PREVIOUSLY RECORDED IN
BOOK AND PAGE , OR AS FEE NUMBER ."

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 # 10511

Notice of Sale/John & Darlene Olander

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:

September 6, 13, 20, 27, 2008

Total Cost: \$1,229.85

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: September 27, 2008

Debra A. Grisble
Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by JOHN OLANDER and DARLENE OLANDER, as grantor, to AMERITITLE, as trustee, in favor of AMERICAN CASH EQUITIES, INC., an Oregon corporation, as beneficiary, dated July 7, 2004, recorded July 23, 2004, in the Records of Klamath County, Oregon, in Book No. M04 at page 48275, covering the following described real property situated in the above-mentioned county and state, to-wit:
Lot 47 in DIAMOND PEAKS, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The default for which the foreclosure is made is made is failure to pay monthly payments of \$267.00 from February 23, 2008; and failure to pay the 2007-08 real property taxes.

The sum owing on the obligation secured by the trust deed is \$26,425.47, plus interest at the rate of 9.9% per annum from January 17, 2008, until paid, plus accrued late charges, title expenses, costs, trustee's and attorney's fees incurred herein by reason of said default, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

Notice is hereby given that by reason of the default, the beneficiary and trustee hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.795, and to cause to be sold at public auction to the highest bidder for case 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 trustee's and attorney's fees.

The sale will be held on November 17, 2008, at the hour of 1:00 o'clock p.m., in accord with the standard of time established by ORS 187.110, at the following place: Klamath County Courthouse, 316 Main Street, Klamath Falls, County of Klamath, State of Oregon.

Notice is further give 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 of the entire amount then due, together with costs, trustee's and attorney's fees, and by curing any other default described in this notice.

NOTICE:

YOU ARE IN DANGER OF LOSING YOUR PROPERTY IF YOU DO NOT TAKE ACTION IMMEDIATELY

This notice is about your mortgage loan on your property at:
Lot 47 in DIAMOND PEAKS, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes call "foreclosure".

The amount you would have had to pay as of May 13, 2008 to bring your mortgage loan current is the sum of unpaid monthly payments of \$267.00 from February 23, 2008 and the 2007-08 real property taxes. The amount you must now pay to bring your loan current has increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call 541-389-7001 to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe. You may also get these details by sending a request by certified mail to: Slothower & Petersen P.C., Attorneys at Law, PO Box 351, Bend, OR 97709.

THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD IF YOU DO NOT TAKE ACTION: Month, Day, Year: 11/17/08 at Time: 1:00 p.m.; Place: 316 Main St., Klamath Falls, OR.

THIS IS WHAT YOU CAN DO TO STOP THE SALE:

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full any time before the sale.
3. You can call Jim N. Slothower at 541-389-7001 to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your property, provided the sale price is enough to pay what you owe.

You are further notified there are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number for the Division of Finance & Corporate Securities, Consumer Information Program, at 1-866-814-9710. You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 1-800-452-7636 or you may visit its website at: <http://www.osbar.org/public>. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, you may consult <http://www.lawhelp.org/or/index.cfm> or contact the foreclosure counseling hotline at: (888)995-HOPE (4673).

Dated: July 1, 2008.

Jim N. Slothower, Successor Trustee
205 NW Franklin Avenue,
Bend, OR 97701

State of Oregon)

County of Deschutes) ss.

This instrument was acknowledged before me on July 1, 2008 by Jim N. Slothower.

Gloria Carroll, Notary Public for Oregon

My commission expires: 3/17/2009.

#10511 September 6, 13, 20, 27, 2008.