

2008-014456

Klamath County, Oregon



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COVER SHEET

ORS: 205.234

10/23/2008 11:47:34 AM

Fee: \$31.00

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

1st 1239034

After recording, return to:

Quality Loan Service

2141 5th Ave

San Diego CA 92101

The date of the instrument attached is October 22 2008

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Affidavit of Publication

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Bonner, Carl

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

US Bank

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct:

Previously recorded as:

F31

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 # 10505

Notice of Sale/Carl L. Bohrer

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:

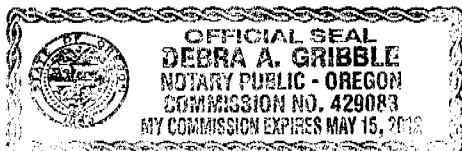
September 4, 11, 18, 25, 2008

Total Cost: \$1,238.68

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: September 25, 2008

Debra A. Gribble
Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE Loan No: 771514425 T.S. No.: OR-08-166275-CM

Reference is made to that certain deed made by, CARL L. BOHRER as Grantor to TICOR TITLE, as trustee, in favor of U.S. BANK NATIONAL ASSOCIATION ND., as Beneficiary, dated 12/22/2006, recorded 12/29/2006, in official records of KLAMATH County, Oregon in book/reel/volume No. - at page No. - fee/file/instrument/microfile/reception No 2006-025555, covering the following described real property situated in said County and State, to-wit: APN: R132172 Real property in the County of Klamath, State of Oregon, described as follows: THE FOLLOWING DESCRIBED PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. BEGINNING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 89° 58' 40" WEST 178.82 FEET ALONG THE NORTHERLY LINE OF SAID SECTION; THENCE SOUTH 30° 48' WEST 1248.93 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF THE DALLAS-CALIFORNIA HIGHWAY TO THE TRUE POINT OF BEGINNING; THENCE NORTH 59° 12' WEST 246.05 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF RIVER PINE ESTATES; THENCE SOUTH 34° 15' 15" WEST 100.18 FEET ALONG SAID LINE; THENCE SOUTH 59° 12' EAST 252.05 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF THE DALLAS-CALIFORNIA HIGHWAY; THENCE NORTH 30° 48' EAST 100.00 FEET ALONG SAID LINE TO THE TRUE POINT OF BEGINNING. Tax Parcel Number: R132172 Commonly known as: 148550 HWY 97 N., LA PINE, OR 97739.

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 advances which became due on 2/1/2008 plus amounts that are due or may become due for the following: late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustees fees, and any attorney fees and court costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement. Monthly Payment \$754.39 Monthly Late Charge \$37.71.

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 \$91,878.85 together with interest thereon at the rate of 7.4500 per annum from 1/1/2008 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 FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will on 10/20/2008 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

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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. For Sale Information Call: 714-259-7850 or Login to: www.fidelityasap.com.

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. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service. If there are any irregularities are discovered within 10 days of the date of this sale, that the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Dated: 6/9/2008. FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee. By: Quality Loan Service Corp. of Washington, as agent. Quality Loan Service Corp. of Washington, 2141 5th Avenue, San Diego, CA 92101. 619-645-7711 OR-08-166275-CM Signature By Nina-Marie Hernandez, Asst Secretary. For Non-Sale Information: Quality Loan Service Corp. of Washington, 2141 5th Avenue, San Diego, CA 92101. 619-645-7711 Fax: 619-645-7716 If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 2787991 09/04/2008, 09/11/2008, 09/18/2008, 09/25/2008. #10505 September 4, 11, 18, 25, 2008.