

2009-000966

Klamath County, Oregon



00059343200900009660030039

01/28/2009 08:42:20 AM

Fee: \$36.00

AFTER RECORDING,  
RETURN TO:

Jim N. Slothower  
205 NW Franklin Ave  
Bend, OR 97701

STATE OF OREGON )  
 ) ss  
County of Deschutes )

**AFFIDAVIT OF MAILING  
TRUSTEE'S NOTICE OF SALE**

I, JIM N. SLOTHOWER, being duly sworn, state as follows:

1. I am the successor trustee of a Trust Deed dated June 3, 1995 and recorded on June 23, 1995, at Volume M95, Page 16590 of Microfilm Records of Klamath County, Oregon encumbering the real property described as:

Lots 58 and 59 in Block 1 of Tract 1098 - SPLIT RAIL  
RANCHOS, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon

2. On January 20, 2009, I caused a true copy of the Trustee's Notice of Sale to be sent by both first class and certified mail with return receipt requested, to the grantors of said trust deed to their last known address, to-wit:

Andrew Bishop  
Gwenn Butkovsky  
636 S.E. 20th Ct.  
Hillsboro, OR 97123

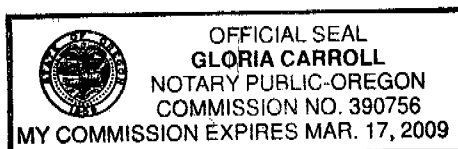
3. Attached hereto is the original Trustee's Notice of Sale referenced above.

DATED this 20th day of January, 2009.

Jim N. Slothower

SUBSCRIBED AND SWORN to before me this 20th day of January, 2009.

Notary Public  
My Commission Expires: 3-17-2009



## TRUSTEES NOTICE OF SALE

Reference is made to that certain trust deed made by ANDREW J. BISHOP and GWENN F. BUTKOVSKY, husband and wife, grantor, to WESTERN TITLE & ESCROW, as trustee, in favor of STEVEN TRONO, beneficiary, dated June 3, 1995 and recorded on June 23, 1995, at Volume M95, Page 16590 of Microfilm Records of Klamath County, Oregon, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lots 58 and 59 in Block 1 of Tract 1098 - SPLIT RAIL RANCHOS, 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 the failure to pay monthly payments of \$350 from July 20, 2008, through the present, plus late charges and the failure to pay the 2007 and 2008 real property taxes assessed against the property plus interest.

The sum owing on the obligation secured by the trust deed is \$17,809.19, plus interest at the rate of 9.9% per annum from June 17, 2008, plus accrued late charges, until paid, real property taxes, 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, successor 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 cash 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 compensation of the trustee as provided by law and reasonable attorney's fees.

The sale will be held on **June 16, 2009**, at the hour of 10:15 o'clock AM in accord with the standard of time established by ORS 187.110, at the following place: In front of the main entry to the Klamath County Courthouse, 316 Main Street, Klamath Falls, County of Klamath, State of Oregon 97601.

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, at any time prior to five days before the date last set for the sale.

DATED: JANUARY 20, 2009

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

STATE OF OREGON       )  
                                  ) ss.  
County of Deschutes    )

This instrument was acknowledged before me on 1-20-2009, by Jim N. Slothower.

Gloria Carroll  
Notary Public for Oregon  
My commission expires: 3-17-2009

