

2009-005333

Klamath County, Oregon



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04/17/2009 08:34:43 AM

Fee: \$26.00

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 Trustee's Notice of Sale

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

Andrew J. Bishop and Gwenn F. Butkovsky, husband and wife

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

Steven Trono

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, Heidi Wright, Publisher,
being first duly sworn, depose and say
that I am 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 # 11022

Notice of Sale/Andrew Bishop & Gwenn Butkovsky

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:

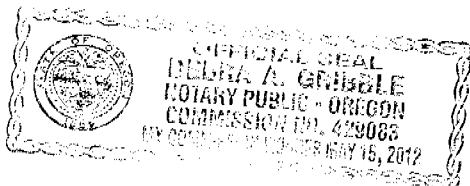
March 18, 25, April 1, 8, 2009

Total Cost: \$733.67

Subscribed and sworn by Heidi Wright
before me on: April 8, 2009

Debra A. Gribble
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 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 48 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 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 pro-

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(Continued from below)

ceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees, during 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, Successor Trustee
205 NW Franklin Avenue
Bend, OR 97701
#11022 March 18, 25, April 1, 8, 2009.