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04/22/2009 03:21:45 PM

Fee: \$21.00

ATE 66245

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 # 11024
Notice of Sale/Adron O. Wood

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:

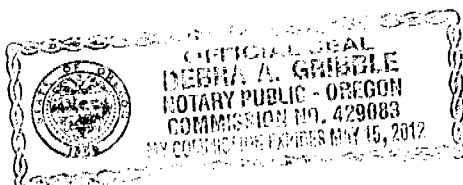
March 20, 27, April 3, 10, 2009

Total Cost: \$1,057.84

Subscribed and sworn by Heidi Wright
before me on: April 10, 2009

Debra A. Grizzle
Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE

Notice is hereby provided regarding that certain trust deed made by ADRON O. WOOD, as grantor, to SYDNEE B. DREYER, trustee, in favor of GEORGIA A. FORSTER, TRUSTEE OF THE FORSTER FAMILY TRUST DATED APRIL 29, 2003, AS TO AN UNDIVIDED 36.60% INTEREST AND JACK A STATION AND LINDA A. STATION, OR SURVIVOR OF THEM, AS TO AN UNDIVIDED 63.40% INTEREST, beneficiary, dated DECEMBER 19, 2006, recorded on JANUARY 2, 2007, in the Records of Klamath County, Oregon, as instrument No. 2007-000037, covering the following described real property situated in the above-mentioned county and state, to wit: * Lots 7 and 8, Block 2, KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.
CODE: 097 MAP: 3908-031BO TL: 08200 KEY: 499758

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

As of July 2, 2008, Grantor has failed to pay installments of interest due on the 2nd day of each month in the amount of \$2,445.00 for the months of July, August, September, October, November and December 2008, for the sum of \$14,670.00, real property tax payments for 2008-2009 in the sum of \$2,106.26, and attorney fees incurred as a result of Grantor's default in the sum of \$2,451.44.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following to-wit:

\$244,500.00 plus interest thereon at the rate of twelve percent (12%) per annum from July 2, 2008, until paid, plus the further sum of \$14,670.00 for accrued interest due prior to December 2, 2008, plus real property tax payments for 2008-2009 in the amount of \$2,106.26, plus attorney fees in the amount of \$2,451.44, for a total sum owing of \$263,727.70.

WHEREFORE, notice is hereby given that the undersigned trustee will on May 22, 2009 at the hour of 1 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at the front steps of the Klamath Falls Courthouse located at 316 E. 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 the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. 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 proceeding 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 the 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 fees not exceeding the amount provided by ORS 86.753.

*This trust deed was modified by instrument on December 17, 2007, recorded on December 21, 2007 as Document No. 2007-21321. The beneficial interest of Jack and Linda Station was assigned by instrument, to the Station Living Trust, dated December 13, 2007, recorded on January 11, 2008 as Document No. 2008-00453.

In construing this notice, 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest if any.

Dated: January 8, 2008.
Sydney B. Dreyer, Trustee
823 Alder Creek Drive
Medford, Oregon 97504 (541) 772-1977
#11024 March 20, 27, April 3, 10, 2009.

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