

Return to:  
Linda Reed Haase  
Attorney at Law  
45 NW Park Place  
Bend, OR 97701

2009-008136  
Klamath County, Oregon



00067653200900081360010014

06/12/2009 09:12:35 AM

Fee: \$21.00

## 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 # 11192

Notice of Sale/Joseph Sweet

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:

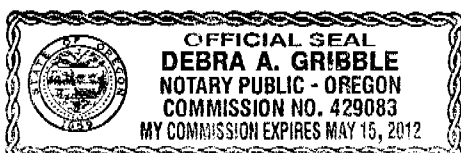
May 9, 16, 23, 30, 2009

Total Cost: \$883.28

Subscribed and sworn by Jeanine P Day  
before me on: May 30, 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 Joseph Sweet, as grantor, to Amerititle, as trustee, in favor of Suzanne Nunes, as beneficiary, dated May 2, 2008, recorded on May 22, 2008, in the Records of Klamath County, Oregon, Reception No. 2008-007467, covering the following described real property situated in that county and state, to-wit: Lot 7 in Block 4, Wagon Trail Acreages No. 2, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon. Address: 151852 Conestoga Rd., LaPine, OR 97739.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums and/or perform the following: 1) Failure to repair/restore the damaged/destroyed greenhouse and apply insurance proceeds to reconstruction of that greenhouse - value \$11,821.00 2) Failure to pay the home owners assn. assessments in the sum of \$480.00 3) Failure to pay 2007/2008 real property taxes in the sum of \$1,582.40 plus interest.

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: \$150,000 plus interest (simple) at 5.875% from September 28, 2008 to February 28, 2009 in the sum of \$3716.79 plus interest until paid.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 6, 2009, at the hour of 1:00 P.M., in accord with the standard of time established by ORS 187.110, at the steps of the Klamath County Courthouse, 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 those 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 and attorney fees not exceeding the amounts provided by ORS 86.752.

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 words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: February 17, 2009.

Linda Reed Haase, Trustee  
45 NW Park Place  
Bend, OR 97701

State of Oregon, County of Deschutes) ss.

I, the undersigned, certify that I am an attorney and the Successor Trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Linda Reed Haase, Attorney for Trustee  
#11192 May 9, 16, 23, 30, 2009.