2009-014975 Klamath County, Oregon



11/23/2009 09:04:44 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO: William M. Ganong, Attorney at Law 514 Walnut Avenue, Klamath Falls OR 97601

## **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 # 11691
Trustee's Notice of Sale
TRUE
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:
October 21, 28, November 4, 11, 2009
Total Cost: \$913.36
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## TRUSTEE'S NOTICE OF SALE

YOU ARE GIVEN NOTICE: THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

- 1. A. Grantor: Michael True
  - B. Successor Trustee: William M. Ganong
  - C. Beneficiary: Vernon M. Haddeland and Mariene Ann-Haddeland
- 2. The regardesorption of the property covered by the subject Trust Deed is:

Lot 46, Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account Nos. 3909-002AD-04300-000 and Property ID No. 513947 and M106064

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath

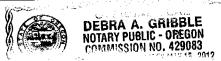
Notary Public of Oregon

éfore me on:

My commission expires May 15, 2012

Subscribed and sworn by Jeanine P Day

November 17, 2009



County, Oregon are:

Book: M05, Page: 48452, Date Recorded: June 27, 2005

- 3. The default for which the foreclosure is made is the Grantor's failure to pay the monthly installment payments of \$363.21 due on the 27th day of every month since March 27, 2009, plus the collection escrow fee of \$5 per month since March 27, 2009. In addition, the real property taxes for the 2008-2009 tax year in the sum of \$1,111.26 are unpaid and delinquent.
- 4. The principal and interest owing on the obligation secured by the subject Trust Deed as of June 29, 2009 is \$49,078.30, plus interest at the Note rate of 8.0% from June 30, 2009 until paid in full.
- 5. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.
- 6. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 16th day of November, 2009 at the front entrance to the office of William M. Ganong at 514 Walnut Avenue, Klamath Falls, Oregon.

7. Pursuant to ORS 86.753, the Grantors, the Grantors' successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together statute.

In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the 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.

Dated this 30th day of June, 2009. William M. Ganong, Trustee #11691 October 21, 28 November 4, 11, 2009.