

2009-014975

Klamath County, Oregon



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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

Subscribed and sworn by Jeanine P Day
before me on: November 17, 2009

Notary Public of Oregon

My commission expires May 15, 2012

TRUSTEE'S NOTICE OF SALE

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

1. A. Grantor: Michael True
- B. Successor Trustee: William M. Ganong
- C. Beneficiary: Vernon M. Haddeland and Marlene Ann Haddeland

2. The legal description 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



DEBRA A. GRIBBLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 429083

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 with the Trustee's and attorney's fees specified in the said 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.