

2009-015165

Klamath County, Oregon



00076069200900151650130134

11/30/2009 02:35:36 PM

Fee: \$107.00

**RECORDING COVER SHEET FOR NOTICE
OF SALE PROOF OF COMPLIANCE PER
O.R.S. 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED
INTRUMENT FOR RECORDING, ANY ERRORS IN
THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE
INSTRUMENT ITSELF.

WHEN RECORDED MAIL TO

ASSET FORECLOSURE SERVICES, INC., as Trustee
22837 Ventura Blvd., Suite 350
Woodland Hills, CA 91364

Trustee's Sale No: OR-USB-096039

ATE 67028

MARK NAME(S) OF ALL THE TRANSACTION(S) described in the attached instrument. Fill in the Original Grantor on Trust Deed and the Beneficiary as indicated. Each Affidavit of Mailing Notice of Sale or Affidavit of Publication Notice of Sale or Proof of Service will be considered a transaction.

☒ **AFFIDAVIT OF MAILING NOTICE OF SALE** (must have trustee's notice of sale attached)

☒ **AFFIDAVIT OF PUBLICATION NOTICE OF SALE**

☒ **PROOF OF SERVICE /AFFIDAVIT OF NON-OCCUPANCY**

Original Grantor on Trust Deed

ERIC V ANDERSON II, A MARRIED MAN AS HIS SOLE ESTATE

Beneficiary

SILVER SIERRA MORTGAGE, INC.

ASSET FORECLOSURE SERVICES, INC.
22837 Ventura Blvd., Suite 350
Woodland Hills, CA 91364
Phone: (877)237-7878 / Fax:

Trustee Sale No.: OR-USB-096039

Affidavit of Mailing Trustee's Notice of Sale

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

The undersigned, being first duly sworn, states that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of California, and over the age of eighteen years, and not the beneficiary or his successor in interest named in the attached original Notice of Sale given under the terms of that certain trust deed described in said Notice.

That I gave notice of the sale of the real property described in the attached Notice of Sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

ERIC V ANDERSON II, 124261 LITTLE DESCHUTES, CRESCENT LAKE, OR, 97425
OCCUPANT, 124261 LITTLE DESCHUTES, CRESCENT LAKE, OR, 97425

DEPARTMENT OF HUMAN RESOURCES, P.O. BOX 14506, SALEM, OR, 97309
DEPARTMENT OF JUSTICE, CHILD SUPPORT SERVICES, P.O. BOX 14506, SALEM, OR, 97309
ERIC V. ANDERSON, 38121 25TH ST E #J-203, PALMDALE, CA, 93550-1355
ERIC V. ANDERSON, 3939 SO SIXTH STREET, KLAMATH FALLS, OR, 97603
ERIC V. ANDERSON, 7005 W 120TH AVE NO. 14, BROOMFIELD, CO, 80020
ERIC V. ANDERSON, 926 MAIN ST., ROUNDUP, MT, 59072
ERIC V. ANDERSON, PO BOX 787, GILCHRIST, OR, 97737
ERIC VALDERMAR ANDERSON II, 124261 LITTLE DESCHUTES DRIVE, CRESCENT LAKE, OR, 97425
ERIC VALDERMAR ANDERSON II, 38121 25 TH ST E #J-203, PALMDALE, CA, 93550-1355
ERIC VALDERMAR ANDERSON II, 3939 SO SIXTH STREET, KLAMATH FALLS, OR, 97603
ERIC VALDERMAR ANDERSON II, 7005 W 120TH AVE NO. 14, BROOMFIELD, CO, 80020
ERIC VALDERMAR ANDERSON II, 926 MAIN ST., ROUNDUP, MT, 59072
ERIC VALDERMAR ANDERSON II, PO BOX 787, GILCHRIST, OR, 97737
KAY ANDERSON, 13786 MATNEY ROAD, KLAMATH FALLS, OR, 97603
KAY ANDERSON, C/O BONNIE A LAM LAW OFFICE OF BONNIE A LAM PC, 111 N 7TH ST, KLAMATH FALLS, OR, 97601
KAY A. WILSON, P.O. BOX 425, MIDLAND, OR, 97634
KAY ANITA ANDERSON, 13786 MATNEY ROAD, KLAMATH FALLS, OR, 97603
KAY ANITA ANDERSON, C/O BONNIE A LAM LAW OFFICE OF BONNIE A LAM PC, 111 N 7TH ST, KLAMATH FALLS, OR, 97601
KAY ANITA ANDERSON, PO BOX 425, MIDLAND, OR, 97634
SARAH ANDERSON, 2500 NILE STREET, KLAMATH FALLS, OR, 97603
SARAH B. ANDERSON, 2500 NILE ST., KLAMATH FALLS, OR, 97603
SARAH B. ANDERSON, C/O KAREN M OAKES LAW OFFICE OF KAREN M OAKES PC, 6502 S 6TH ST, KLAMATH FALLS, OR, 97603
SARAH B. SHADLEY, 2500 NILE ST, KLAMATH FALLS, OR, 97603
SARAH B. SHADLEY, C/O KAREN M OAKES LAW OFFICE OF KAREN M OAKES PC, 6502 S 6 TH ST, KLAMATH FALLS, OR, 97603

OR_NOTS Mailing Aff

SARAH BROOKE ANDERSON, 2500 NILE, KLAMATH FALLS, OR, 97603
SARAH BROOKE ANDERSON, C/O KAREN M OAKES LAW OFFICE OF KAREN M OAKES PC, 6502
S 6TH ST, KLAMATH FALLS, OR, 97603
STATE OF OREGON, C/O ATTORNEY GENERAL DEPARTMENT OF JUSTICE, 1162 COURT ST. NE,
SALEM, OR, 97301-4096
STATE OF OREGON, C/O ATTORNEY GENERAL DEPARTMENT OF JUSTICE, 1162 COURT ST. NE,
SALEM, OR, 97301-4096

Said persons include (a) the grantor in the trust deed, (b) successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by an authorized representative of the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Woodland Hills, CALIFORNIA, on August 17, 2009. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the Notice of Default and Election to Sell described in said Notice of Sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

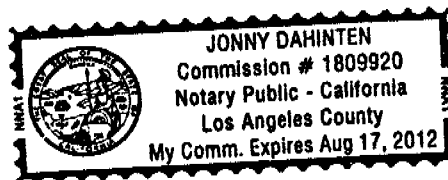
Gina Sepe (Gina Sepe)
On behalf of ASSET FORECLOSURE SERVICES, INC.

SUBSCRIBED AND SWORN TO before me on

August 17, 2009

NOTARY PUBLIC for CALIFORNIA

My commission expires: 8/17/2012



NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.
Trustee's Sale No. OR-USB-096039

Reference is made to that certain Deed of Trust made by, ERIC V ANDERSON II, A MARRIED MAN AS HIS SOLE ESTATE, as grantor, to WESTERN TITLE & ESCROW, as Trustee, in favor of SILVER SIERRA MORTGAGE, INC., as beneficiary, dated 1/17/2008, recorded 1/29/2008, under Instrument No. 2008-001201, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 7 BLOCK 13 OF TRACT NO. 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The street address or other common designation, if any, of the real property described above is purported to be:

124261 LITTLE DESCHUTES
CRESCENT LAKE, OR 97425

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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 is grantor's failure to pay when due, the following sums:

	Amount due as of August 14, 2009 -----
Delinquent Payments from February 01, 2009	
7 payments at \$ 1,191.62 each	\$ 8,341.34
(02-01-09 through 08-14-09)	
Late Charges:	\$ 285.61
Estimated Foreclosure Fees & Costs:	\$ 2,832.00
	=====
TOTAL:	\$ 11,458.95

FAILURE TO PAY INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS AND LATE CHARGES WHICH BECAME DUE 2/1/2009 TOGETHER WITH ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS, LATE CHARGES, FORECLOSURE FEES AND EXPENSES; ANY ADVANCES WHICH MAY HEREAFTER BE MADE; ALL OBLIGATIONS AND INDEBTEDNESSES AS THEY BECOME DUE AND CHARGES PURSUANT TO SAID NOTE AND DEED OF TRUST.

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

8/14/2009

**NOTICE:
YOU ARE IN DANGER OF LOSING
YOUR PROPERTY IF YOU DO NOT
TAKE ACTION IMMEDIATELY**

This notice is about your mortgage loan on your property at 124261 LITTLE DESCHUTES , CRESCENT LAKE, OR 97425.

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure".

The amount you would have had to pay as of 8/14/2009, to bring your mortgage loan current was \$11,458.95. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call (877)237-7878 to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe. You may also get these details by sending a request by certified mail to: ASSET FORECLOSURE SERVICES, INC., 22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364.

**THIS IS WHEN AND WHERE
YOUR PROPERTY WILL BE SOLD
IF YOU DO NOT TAKE ACTION:**

**December 23, 2009, 10:00 AM
ON THE FRONT STEPS OF THE CIRCUIT COURT**

THIS IS WHAT YOU CAN DO
TO STOP THE SALE:

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call ASSET FORECLOSURE SERVICES, INC. at (877)237-7878 to find out if your lender is willing to give you more time or change the terms of the loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at 888-995-4673. You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at 503-620-0222 or toll-free in Oregon at 800-452-8260 or you may visit its website at: www.osbar.org. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs go to the Oregon State Bar Legal Aid at 503-684-3763 or toll free in Oregon at 800-452-7636.

WARNING: You may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any papers you are asked to sign. If you have any questions, talk to a lawyer or one of the organizations mentioned above before signing.

DATED 8/14/2009

ASSET FORECLOSURE SERVICES, INC.

Trustee signature: *Terrie Sugawa*

Trustee telephone number: (877)237-7878

ORUSB096039 / ANDERSON
ASAP# 3228707

AFSINC

AFFIDAVIT OF POSTING

STATE OF OREGON

County of Klamath

ss.

I, Andrew Thompson, hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an OCCUPANT at the following "Property Address":

**124261 Little Deschutes
Crescent Lake, OR 97425**

As follows:

On 08/28/2009 at 12:59 PM, I attempted personal service at the Property Address. I received no answer at the front door and no one appeared to be home. At that time, I POSTED such true copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(A).

On 09/01/2009 at 7:00 AM, I returned to the Property Address and, again, received no answer at the front door. At that time, I POSTED another such copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(B).

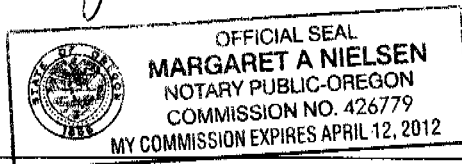
On 09/03/2009 at 8:30 AM, I returned to the Property Address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.750(1)(b)(C).

I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 9th day of September, 2009
by Andrew Thompson.

Margaret A. Nielsen
Notary Public for Oregon

X *Andrew Thompson*
Andrew Thompson
Nationwide Process Service, Inc.
420 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



204341

AFFIDAVIT OF MAILING

STATE OF OREGON

County of Multnomah

ss.

I, Sarah Ruth Tasko, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On September 04, 2009, I mailed a copy of the Trustee's Notice of Sale, by First Class Mail, postage pre-paid, to occupant, pursuant to ORS 86.750(1)(b)(C).

The envelope was addressed as follows:

**OCCUPANT
124261 Little Deschutes
Crescent Lake, OR 97425**

This mailing completes service upon an occupant at the above address with an effective date of **08/28/2009** as calculated pursuant to ORS 86.750 (1)(c).

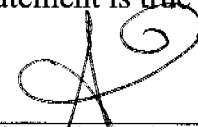
I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 4 day of September, 2009
by Sarah Ruth Tasko.

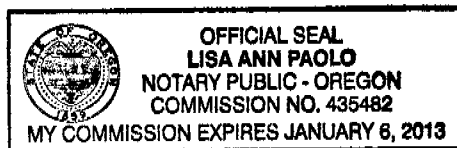


Notary Public for Oregon

X



Sarah Ruth Tasko
Nationwide Process Service, Inc.
420 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



204341

NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TRUSTEE'S NOTICE OF SALE

*Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.
Trustee's Sale No. OR-USB-096039*

Reference is made to that certain Deed of Trust made by, ERIC V ANDERSON II, A MARRIED MAN AS HIS SOLE ESTATE, as grantor, to WESTERN TITLE & ESCROW, as Trustee, in favor of SILVER SIERRA MORTGAGE, INC., as beneficiary, dated 1/17/2008, recorded 1/29/2008, under Instrument No. 2008-001201, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 7 BLOCK 13 OF TRACT NO. 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The street address or other common designation, if any, of the real property described above is purported to be:

124261 LITTLE DESCHUTES
CRESCENT LAKE, OR 97425

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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 is grantor's failure to pay when due, the following sums:

	Amount due as of August 14, 2009
Delinquent Payments from February 01, 2009	
7 payments at \$ 1,191.62 each	\$ 8,341.34
(02-01-09 through 08-14-09)	
Late Charges:	\$ 285.61
Estimated Foreclosure Fees & Costs:	\$ 2,832.00
	=====
TOTAL:	\$ 11,458.95

FAILURE TO PAY INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS AND LATE CHARGES WHICH BECAME DUE 2/1/2009 TOGETHER WITH ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS, LATE CHARGES, FORECLOSURE FEES AND EXPENSES; ANY ADVANCES WHICH MAY HEREAFTER BE MADE; ALL OBLIGATIONS AND INDEBTEDNESSES AS THEY BECOME DUE AND CHARGES PURSUANT TO SAID NOTE AND DEED OF TRUST.

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following:

UNPAID PRINCIPAL BALANCE OF \$152,646.51, PLUS interest thereon at 7.000% per annum from 1/1/2009, until paid, together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee, will on December 23, 2009, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of 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 said 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's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, 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 person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same.

DATED: 8/14/2009

LSI TITLE OF OREGON, LLC AS TRUSTEE

By: Asset Foreclosure Services, Inc., as Agent for the Trustee

22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364

Phone:(877)237-7878 Sale Information Line:(714)730-2727

By:



Norie Vergara, Sr. Trustee Sale Officer

STATE OF CALIFORNIA

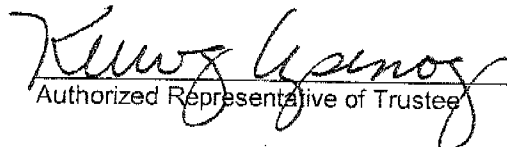
)

) ss.

COUNTY OF LOS ANGELES

)

I certify that I am an authorized representative of trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.


Authorized Representative of Trustee

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 # 11561

Notice of Sale/Eric V. Anderson, II

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:

September 1, 8, 15, 22, 2009

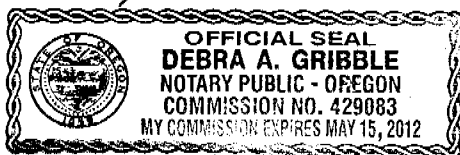
Total Cost: \$1,282.27

Subscribed and sworn by Jeanine P Day

before me on: September 22, 2009

Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq. Trustee's Sale No. OR-USB-096039

NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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 is grantor's failure to pay when due, the following sums: allowing sums: Amount due as of August 14, 2009 Delinquent Payments from February 01, 2009 7 payments at \$ 1,191.62 each \$ 8,341.34 (02-01-09 through 08-14-09) Late Charges: \$ 285.61 Estimated Foreclosure Fees & Costs: \$ 2,832.00 TOTAL: \$ 11,458.95 FAILURE TO PAY INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS AND LATE CHARGES WHICH BECAME DUE 2/1/2009 TOGETHER WITH ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS, LATE CHARGES, FORECLOSURE FEES AND EXPENSES; ANY ADVANCES WHICH MAY HEREAFTER BE MADE; ALL OBLIGATIONS AND INDEBTEDNESS AS THEY BECOME DUE AND CHARGES PURSUANT TO SAID NOTE AND DEED OF TRUST.

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

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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 # 11561

Notice of Sale/Eric V. Anderson, II

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)
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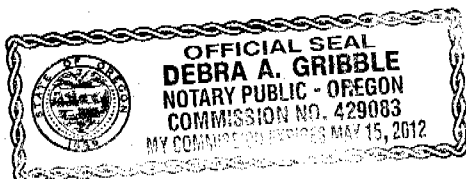
September 1, 8, 15, 22, 2009

Total Cost: \$1,282.27

Subscribed and sworn by Jeanine P. Day
before me on: September 22, 2009

Notary Public of Oregon

My commission expires May 15, 2012



WHEREFORE, notice hereby is given that the undersigned trustee, will on December 23, 2009, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of 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 said 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's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, 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 person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same. DATED: 8/14/2009 LSI TITLE OF OREGON, LLC AS TRUSTEE By: Asset Foreclosure Services, Inc., as Agent for the Trustee 22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364 Phone: (877)237-7878 Sale Information Line:(714)730-2727 By: Norie Vergara, Sr. Trustee Sale Officer ASAP# 3228707 09/01/2009, 09/08/2009, 09/15/2009, 09/22/2009 #11561 September 1, 8, 15, 22, 2009.