

Return to:
James C. Lynch
P.O. Box 351
Lakeview, OR 97630

2010-010369

Klamath County, Oregon



00089591201000103690020020

09/01/2010 10:51:58 AM

Fee: \$42.00

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 # 12521

Trustee's Notice of Sale

Camara

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:

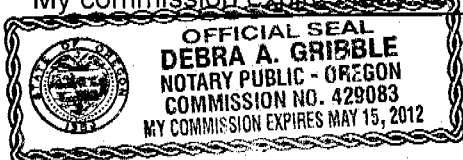
July 15, 22, 29, August 05, 2010

Total Cost: \$961.71

Subscribed and sworn by Jeanine P Day
before me on: August 5, 2010

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 dated June 23, 2004, made by Michael C. Camara and Melanie C. Camara, as grantor, to Aspen Title and Escrow, Inc., as trustee, in favor of Shirley Jean Rhodes, Sole Trustee of the Rhodes Family Trust dated April 3, 2002, as beneficiary, and recorded July 20, 2004, in the mortgage records of Klamath County, Oregon, in Volume No. M04 at page 47411 covering the following described real property situated in said county and state, to wit:

• Lots 11, 12, 13 and 14, LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

which beneficiary interest has been assigned by Shirley Jean Rhodes as sole trustee of the Rhodes Family Trust dated April 3, 2002 to Shirley Jean Rhodes as an individual.

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: monthly payments of \$272.24 for the months of October, November and December, 2008; January through December, 2009; January, February, March and April, 2010; and continuing on the 20th day of each month thereafter until paid; plus real property taxes of \$678.12 plus interest thereon; plus attorney fees and any other costs incurred.

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, to-wit: \$33,522.50 principal plus interest thereon accruing at the rate of six percent (6%) per annum from October 20, 2008; plus real property taxes of \$678.12 plus interest thereon accruing at the rate of sixteen percent (16%) per annum; plus attorney fees and costs of \$2,500.00.

WHEREFORE notice is hereby given that the undersigned

WHEREFORE, notice is hereby given that the undersigned trustee will on October 1, 2010 at the hour of ten o'clock, a.m., in accord with the standard of time established by ORS 187.110, at the front steps of the Klamath County Courthouse, 316 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 said described real property which the grantor had or had 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.

DATED May 14, 2010.
David M. Vandenberg, Successor Trustee
P. O. Box 351, Lakeview, OR 97630
(541) 947-2196
#12521 July 15, 22, 29, August 05, 2010.