

2012-006201

Klamath County, Oregon

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



00119385201200062010010017

06/07/2012 09:37:56 AM

Fee: \$37.00

## Affidavit of Publication

### STATE OF OREGON, COUNTY OF KLAMATH

I, Heidi Wright, Publisher,  
 being first duly sworn, depose and say  
 that I am the publisher of the Herald and News  
 a newspaper in general circulation, as  
 defined by Chapter 193 ORS, printed and  
 published at 2701 Foothills Blvd., Klamath  
 Falls, OR 97603 in the aforesaid county and  
 state; that I know from my personal  
 knowledge that the

Legal # 14205

Trustee's Notice of Sale

Lucas

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:

April 25, May 02, 09, 16, 2012.

Total Cost: \$801.20

*Heidi Wright*  
 Subscribed and sworn by Heidi Wright  
 before me on: May 16, 2012



**OFFICIAL SEAL**  
**PATRICIA A. BERGSTROM**  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 464622

My Commission Expires JANUARY 03, 2016

Notary Public of Oregon

*Patricia A. Bergstrom*  
 My commission expires January 03, 2016

#### TRUSTEE'S NOTICE OF SALE

The Beneficiary has elected to foreclose the Trust Deed described below pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

1. The Trust Deed is described as follows:

A. Names of Grantors: Peter P. Lucas and Deborah M. Lucas

B. Name of Trustee: AmeriTitle, an Oregon corporation

C. Name of Successor Trustee: William M. Ganong, Attorney at Law

D. Mailing Address of Successor Trustee: 514 Walnut Avenue, Klamath Falls, OR 97601

E. Name of Beneficiary: Michael A. Negrevski

2. The legal description of the property covered by the subject Trust Deed is described as follows:

The South 10 acres of the NW1/4 SW1/4 (or S1/2 S1/2 NW1/4 SW1/4), and Lot 4, Section 6, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING thereof that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division in Warranty Deed, recorded April 5, 1988 in Volume M88, Page 4912, Microfilm Records of Klamath County, Oregon.

Klamath County Assessor's Account No. R-4010-00600-01000-000 and Key 96782 More commonly referred to as: 7751 Dehlinger Lane, Klamath Falls, OR 97603

3. The book and page number of the mortgage records that record the Trust Deed are: Book 2008 at Page 010554 of the Mortgage Records of the County Clerk of Klamath County, Oregon.

4. The defaults for which the foreclosure is made are Grantors' failure to pay the balloon payment of \$150,000 due on November 10, 2011 plus the additional \$10,000 as payment for the time extension of said balloon payment, which was originally due on July 24, 2011.

5. As of the date of this Notice, the sums owing on the obligation secured by the Trust Deed are: The principal balance of the Promissory Note of \$342,621.40, plus interest thereon at the rate of 7.0 percent per annum from January 5, 2012 until paid; \$1,036 for the foreclosure guarantee; attorney's fees, trustee's fees, together with any other sums due or that may become due under the Note or by reason of this foreclosure and any further advances made by Beneficiary as allowed by the note and Trust Deed.

6. The real property described above will be sold to satisfy the obligations.

7. The Successor Trustee will conduct the sale at 10 a.m. on the 18<sup>th</sup> day of June 2012 at the front entrance to the office of William M. Ganong, Attorney at Law, at 514 Walnut Avenue, Klamath Falls, Oregon.

8. The right exists under ORS 86.753 to have the proceeding dismissed and the Trust Deed reinstated by paying the entire amount then due, together with costs, trustee's fees, and attorney fees, and by curing any other default complained of in the Notice of Default, at any time that is not later than five days before the date last set for the sale.

Dated this 26<sup>th</sup> day of January 2012.

/s/William M. Ganong, Successor Trustee

Attorney at Law

514 Walnut Ave., Klamath Falls, OR 97601

541-882-7228

#14205 April 25, May 02, 09, 16, 2012.