



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, 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 # 14468

Sale - Price, Jr./Kensmoe

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 19, 26, 2012

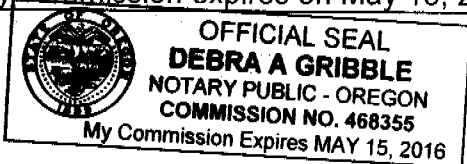
August 02, 09, 2012

Total Cost: \$902.00

Subscribed and sworn by Heidi Wright
before me on: August 9, 2012

Debra A Gribble
Notary Public of Oregon

My commission expires on May 15, 2016



TRUSTEE'S NOTICE OF SALE

The Beneficiary has elected to foreclose the Trust Deed de-
scribed 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: Ricky Lee Price, Jr. and Emily
K. Kensmoe

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. Names of Beneficiary: Jennifer A. Jackson

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

~~Lot 67, Block 16, KLAMATH FALLS FOREST ESTATES~~
HIGHWAY 66 UNIT, PLAT NO. 1, according to the official
plat thereof on file in the office of the County Clerk of Kla-
math County, Oregon.

Klamath County Assessor's Account No. R-3711-021D0-
04100 and R389671

More commonly referred to as: 31159 Meadow Lark Drive,
Bonanza OR 97623

3. The book and page number of the mortgage records that
record the Trust Deed are: Book 2011 at Page 6834 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 monthly principal installment pay-
ments of \$1,500 each, beginning September 1, 2011, until
paid; Grantor's failure to pay late charges of \$105 each be-
ginning with the September 2011 payment; Grantors' failure
to pay seller's fee of \$500 for extending the terms of the
Note; Grantor's failure to pay the seller's attorney's fees of
\$150 because the Note was placed in the hands of an attor-
ney for collection; and Grantors' failure to pay real property
taxes assessed against the real property described above
before they become delinquent.

5. As of the date of this Notice, the sums owing on the obli-
gation secured by the Trust Deed are:

*The principal balance of the Promissory Note of \$4,730,
plus interest thereon at the rate of 9.0 percent per annum
from December 1, 2011 until paid; \$840 in late payment
charges since September 2011; \$500 for the seller's exten-
sion fee, plus interest thereon at the rate of 9.0 percent per
annum from July 31, 2011 until paid; \$150 for the beneficia-
ry's attorney's fee for the demand letter; \$166.53, plus inter-
est thereon at the rate of 1.33 percent per month from May
15, 2012 until paid for delinquent real property taxes; \$200
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 fur-
ther 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 11th day of September 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 proceed-
ings 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 com-
plained 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 17th day of April 2012.

William M. Ganong, Successor Trustee

Attorney at Law

514, Walnut Avenue, Klamath Falls, OR 97601

541-882-7228

#14468 July 19, 26, August 02, 09, 2012.

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