

2014-001346

Klamath County, Oregon



00148598201400013460010015

02/18/2014 09:50:05 AM

Fee: \$42.00

AFFIDAVIT OF PUBLICATION STATE OF OREGON, COUNTY OF KLAMATH

I, Linda Culp, Human Resources, being duly sworn, depose and say that I am the principle clerk of 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#15101 SALE BAKER

TRUSTEE'S NOTICE OF SALE

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

Insertion(s) in the following issues:

08/21/2013 -08/28/2013 09/04/2013 -09/11/2013

Total Cost: \$1085.06

Linda Culp

Subscribed and sworn by Linda Culp before me on:
11th day of September in the year of 2013

Debra A Gribble

Notary Public of Oregon

My commission expires on May 15, 2016



OFFICIAL SEAL
DEBRA A GRIBBLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 468355

My Commission Expires MAY 15, 2016

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Geo. Ann Baker, Trustee of the Geo. Ann Baker Trust under agreement dated 12/7/98, as Grantor, to First American Title Insurance Company of Oregon, as Trustee, in favor of Ronald J. Young, as Beneficiary, dated June 18, 2010, recorded on June 25, 2010, in the Official Records of Klamath County, Oregon, in, as Document #2010-007696, covering the following described real property situated in that county and state, to-wit:

Lots 38 and 39, Ponderosa Park, in the City of Chiloquin, Klamath County, Oregon, according to the official plat thereof on file and of record in the office of the County Clerk of Klamath County, Oregon.

Said real property is commonly known as: 522 S. Park Street, Chiloquin, Oregon.

PATRICK J. KELLY, Attorney at Law, OSB #79-2882, is now the Successor Trustee. His office is located at 717 NW Fifth St., Grants Pass, OR 97526. His telephone number is (541) 474-1908.

The beneficiary's interest in said trust deed was assigned to: NONE

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

The December 24, 2011 monthly installment in the amount of \$358.68 and each month thereafter, plus buy-sell fees of \$153.00, plus late charges of \$286.88.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, those sums being the following, to-wit:

The unpaid principal balance in the amount of \$3,504.87 with interest thereon at 12% per annum from January 11, 2012 until paid, plus late charges of \$286.88.

WHEREFORE, notice is hereby given that on October 23, 2013, at the hour of 10:30 o'clock, am, in accord with the standard of time established by ORS 187.110, at Front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, the interest in the real property described above which the grantor had or had power to convey at the time the grantor executed the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed will be sold by the undersigned trustee at public auction to the highest bidder for cash to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 that 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.

In construing this notice, 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

FAIR DEBT COLLECTION PRACTICES ACT NOTICE
Trustee is a debt collector. This communication is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED: June 17, 2013
/s/PATRICK J. KELLY, OSB #792882, Attorney at Law
717 NW Fifth St., Grants Pass, OR 97526, (541) 474-1908
State of Oregon, County of Josephine) ss.
The undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.
/s/PATRICK J. KELLY, Attorney for Trustee
#15101 August 21, 28, September 04, 11, 2013.