

2014-007759

Klamath County, Oregon



00156484201400077590020020

07/25/2014 10:11:26 AM

Fee: \$47.00

RECORDING COVER SHEET *(Please Print or Type)*

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

PATRICK J. KELLY, ATTORNEY AT LAW
 717 NW 5th Street
 GRANTS PASS, OR 97526

*THIS SPACE RESERVED FOR USE BY
 THE COUNTY RECORDING OFFICE*

- 1) **TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(a)
 Affidavit of Publication
- 2) **DIRECT PARTY / GRANTORS(S)** ORS 205.125(1)(b) and 205.160
 Herald and News
 PO Box 788
 Klamath Falls, OR 97601
- 3) **INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1)(a) and 205.160
 Brenda Schill
 2575 Montelius
 Klamath Falls, OR 97601

- 4) **TRUE AND ACTUAL CONSIDERATION**
 ORS 93.030(5) - Amount in dollars or other

\$ -0-

☐ Other

- 5) **SEND TAX STATEMENTS TO:**

No Change

- 6) **SATISFACTION of ORDER or WARRANT**
 ORS 205.125(1)(e)

CHECK ONE: ☐ FULL(If applicable) ☐ PARTIAL

- 7) **The amount of the monetary
 obligation imposed by the order
 or warrant.** ORS 205.125(1)(c)

\$ -0-

- 8) **If this instrument is being Re-Recorded, complete the following statement, in accordance with (ORS 205.244: 'RERECORDED AT THE REQUEST OF _____, TO CORRECT
 PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER # _____.'**

**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#15674 SALE SCHILL 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:

05/30/2014 06/06/2014 06/13/2014 06/20/2014

Total Cost: \$1163.10

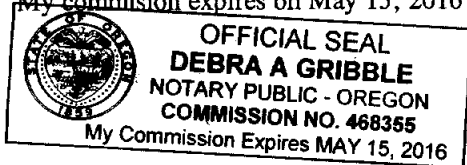
Linda Culp

Subscribed and sworn by Linda Culp before me on:
20th day of June in the year of 2014

Debra A Gribble

Notary Public of Oregon

My commission expires on May 15, 2016



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Brenda Schill, as Grantor, to First American Title as Trustee, in favor of Evelyn Ediger Heinrichs, Trustee of the Evelyn Ediger Heinrichs Trust, as Beneficiary, dated June 25, 2013, recorded on July 8, 2013, in the Official Records of Klamath County, Oregon, in, as Document #2013-007705, covering the following described real property situated in that county and state, to-wit:

All that portion of the SW1/4 of the SE1/4 SE1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian described as follows: Beginning at a point on the south line of said Section 34, bearing West 68.0 feet from the Southeast corner thereof, thence North 79.0 feet to the Southerly line of Schonchin Street; thence North 63 degrees 08' West along said Street line 52.4 feet; thence South 26 degrees 52' West 115.0 feet to the Southerly line of said Section 34, thence East 99.3 feet to the point of beginning.

Said real property is commonly known as: 504 E Schonchin, 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 September 5, 2013 monthly installment in the amount of \$357.46 and each month thereafter, plus buyer's fees of \$69.00, plus late charges of \$59.46.

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 \$14,930.74 with interest thereon at 10% per annum from August 6, 2013 until paid, plus late charges of \$59.46.

WHEREFORE, notice is hereby given that on July 25, 2014, at the hour of 11:00 o'clock, am, in accord with the standard of time established by ORS 187.110, at the 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 86.778 that the right exists under ORS 86.778 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: March 10, 2014
/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.
I, 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
#15674 May 30, June 06, 13, 20, 2014.