

**AFFIDAVIT OF PUBLICATION  
STATE OF OREGON,  
COUNTY OF KLAMATH**

I, Pat Bergstrom, Legal Specialist, 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#17656 SALE

GLN/WARD (10004-0051)

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

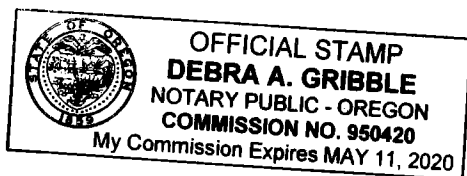
Insertion(s) in the following issues:

04/28/2017 05/05/2017 05/12/2017 05/19/2017

Total Cost: \$2297.80

*Pat Bergstrom*  
Subscribed and sworn by Pat Bergstrom before me on:  
19th day of May in the year of 2017

*Debra A. Gribble*  
Notary Public of Oregon  
My commission expires on May 11, 2020



**2017-006357**

Klamath County, Oregon

06/09/2017 04:19:01 PM

Fee: \$47.00

**FOR SALE  
PROPERTY**  
MINIMUM CASH BID: \$165,744.15  
INCLUDES OWNER'S TITLE POLICY UP TO \$165,744.15

**TRUSTEES SALE GUARANTEE PROVIDED UPON REQUEST WITH NO WARRANTIES OR REPRESENTATIONS.**

**AMENDED TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain deed of trust made by GLN Management, Inc. ("GLN"), is the grantor; Wells Fargo Financial National Bank as the trustee; and Wells Fargo Bank, National Association ("Wells Fargo"), as the beneficiary dated December 23, 2003, recorded on January 7, 2004, as Vol M04 Page 00817 in the records of Klamath County, Oregon, and Modification of Deed of Trust dated June 19, 2014, recorded on July 8, 2014, as document number 2014-007169 in the records of Klamath County, Oregon, covering the following described real property situated in the above-mentioned county and state, to wit:

SEE EXHIBIT A - below:

Property Address:

1945 Main Street, Klamath Falls, OR 97601

Both the beneficiary and 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 86.752; the basis for default for which the foreclosure is made are: (a) the death of the guarantor James Ward; (b) the transfer of an interest in the real property and imposition of a restrictive covenant on the property recorded June 30, 2016; (c) guarantor Ward's Klamath Funeral Home, Inc. has ceased operation, has liquidated assets, has failed to pay Wells Fargo moneys owed, and is insolvent; (d) GLN entered into a Property Boundary Agreement recorded August 8, 2014; (e) related entity and guarantor Ward's Klamath Funeral Home Inc.'s failure to pay its creditors; and (f) grantor's failure to pay the following sums as of January 20, 2017:

Payments	\$1,936.48
Real Property Taxes	\$8,916.33
Attorney fees and expenses	Accruing
TSG	\$ 610.00
Insurance	Accruing

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following as of January 20, 2017, to-wit:

PRINCIPAL	\$160,092.54
INTEREST	\$ 1,408.41
LATE FEES	\$ 48.41
TITLE FEES	\$ 577.00
TSG	\$ 610.00
LEGAL EXPENSES/COSTS:	\$ 3,007.79

(and accruing)

INSURANCE: Accruing

Total: \$165,744.15

Interest continues to accrue at the stated rate of 5.16% per annum or \$23.43 per day.

WHEREFORE, notice is hereby given that the undersigned trustee will on **June 16, 2017, at the hour of 1:00 p.m.**, in accord with the standard of time established by ORS 187.110, at the front of the main entrance of the **Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601**, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor has or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor's or grantor's successors in interest acquired after the execution of the trust deed, 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 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed by payment of the entire amount then due and by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.778.

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.

DATED: February 18, 2017.

James P. Kaunick, Trustee.

EXHIBIT A

File No. 888901AM

PARCEL 1

Beginning at a point on the Northernly line of Main Street, which is South 89 degrees 18' East a distance of 862.2 feet along the Northernly line of Main Street from the Southeast corner of Block 57, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 234.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 68 degrees 52' East and parallel with the Southwesterly line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 52.6 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 234.5 feet, more or less to the Northernly line of Main Street; thence North 89 degrees 18' West along the Northernly line of Main Street a distance of 50 feet to the place of beginning, all in WILLIAMS ADDITION to the City of Klamath Falls, Oregon; and beginning at a point on the Northernly line of Main Street which is South 89 degrees 18' East a distance of 912.2 feet along the Northernly line of Main Street from the Southeast corner of Block 57, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 234.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 75 degrees 22' 1/2' East parallel with the Southwesterly line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 55 feet, more or less, to the Northwest corner of that parcel of land deeded to Dr. A. A. Soule, April 24, 1928; thence in a Southernly direction and parallel to Mortimer Avenue a distance of 214.8 feet, more or less, to the Northernly line of Main Street; thence Westerly along the Northernly line of Main Street a distance of 50 feet to the place of beginning, all in Williams Addition.

PARCEL 2

Beginning at a point which is South 89 degrees 19' East a distance of 1062.2 feet East along the Northernly line of Main Street from the Southeast corner of Block 57, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 181.25 feet to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal Right of Way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom a distance of 10.25 feet, more or less, to a point; thence South 0 degrees 13' West a distance of 2.14 feet, more or less to the Northernly line of Main Street; thence South 89 degrees 18' East a distance of 100 feet to the place of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the South half of the Southeast quarter of the Southwest quarter of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

Beginning at a point which is South 89 degrees 18' East a distance of 1072 feet along the Northernly line of Main Street from the Southeast corner of Block 57, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 185.75 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of the said canal right of way and 20 feet distant at right angles therefrom a distance of 5.18 feet the Northeast corner of that piece of land deeded to Eve Soule by Herbert Lang and Jennie Lang, as recorded in Volume 105 at page 47 of Klamath County Deed Records; thence South 0 degrees 42' West a distance of 187.15 feet, more or less, to a point on the Northernly line of Main Street; thence South 89 degrees 18' East along the Northernly line of Main Street a distance of 5.0 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S1/2 S1/4 SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

Witness my hand and seal this 12th day of May, 2017.