

2018-014544

Klamath County, Oregon

12/04/2018 11:33:01 AM

Fee: \$82.00

**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#18660 SALE

GREENWOOD

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

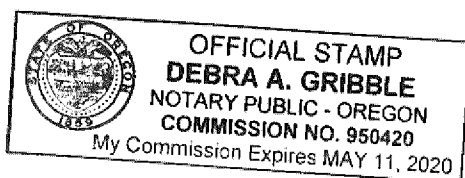
Insertion(s) in the following issues:

11/08/2018 11/15/2018 11/22/2018 11/29/2018

Total Cost: \$1181.96

Pat Bergstrom
Subscribed and sworn by Pat Bergstrom before me on:
29th day of November in the year of 2018

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



TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described below is in default, and that the Beneficiary has elected to foreclose the trust deed pursuant to ORS 86.726 through ORS 86.815. The information required by ORS 86.771 is as follows:

1. **Grantor:** Kyrin R. Greenwood

Trustee: First American Title Company

Successor Trustee: Ben Freudenberg;

Beneficiary: Robert Burstein, an individual and as Trustee of the Robert Burstein Retirement Plan

2. The Property covered by the trust deed is that property in Klamath County Oregon described as follows:

A tract of land situated in Government Lot 1 in the NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 40 feet South of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence South 1280 feet; thence East 659.4 feet; thence North 1280 feet to the South line of the Miller Island Road; thence West along the line of said road 659.4 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Government Lot 1 in the NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 40 feet South of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence South 1280 feet; thence East 281.22 feet; thence North 1280 feet to the South line of the Miller Island Road; thence West along the line of said road 282.99 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Miller Island Road.

3. The trust deed is dated July 24, 2012, and was recorded on July 31, 2012 as Document No. 2012-008387 in the Official Records of Klamath County, Oregon.

4. The defaults for which foreclosure is made is failure to pay or perform the following:

- 4.1. Grantor's failure to pay monthly payments; and
- 4.2. Grantor's failure to pay late charges.

5. The sum owing on the obligation secured by the trust deed is \$107,219.39 together with interest thereon at the rate of ten percent (10%) per annum from April 20, 2018, until paid, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said trust deed.

6. The Beneficiary has and does elect to sell the property to satisfy the obligation. An amended notice of default was recorded on August 23, 2018, as Document No. 2018-010166, Official Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on **January 17, 2019**, at the hour of **11:00 a.m.** In accordance with the standard of time established by Section 187.110, Oregon Revised Statutes on the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

8. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in the notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale.

9. Interested persons are notified of the right under ORS 86.778 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice, at any time prior to five (5) days before the date the Trustee conducts the sale.

The communication is an attempt to collect a debt and any information obtained will be used for that purpose.

NOTICE TO RESIDENTIAL TENANTS.

Redacted per ORS 86.750(2)(b).

DATED: August 23, 2018.

/s/Ben Freudenberg, Trustee

600 N.W. Fifth Street, Grants Pass, OR 97526

(541) 476-6627 phone; (541) 476-7048 fax

#18660 November 08, 15, 22, 29, 2018.