

2019-004032

Klamath County, Oregon



00238942201900040320030039

After recording, return to:

Lawrence F. Finneran
Attorney at Law
PO Box 359
Coos Bay, Oregon 97420

04/16/2019 09:16:25 AM

Fee: \$92.00

COVER SHEET

Name of the Document:

**Affidavit of Publication - Trustee's Notice
of Sale**

Affiant:

Pat Bergstrom, Legal Specialist

**Parties to Trust Deed referenced
in Affidavit of Publication - Trustee's
Notice of Sale:**

Donna L. Steeley, Grantor

**First American Title Company of
Oregon, Trustee**

Hannah L. Hill, Beneficiary

**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#18815 SALE

STEELEY / HILL

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:

03/07/2019 03/14/2019 03/21/2019 03/28/2019

Total Cost: \$1416.44

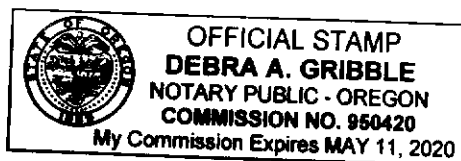
Pat Bergstrom

Subscribed and sworn by Pat Bergstrom before me on:
28th day of March in the year of 2019

Debra A. Gribble

Notary Public of Oregon

My commission expires on May 11, 2020



TRUSTEE'S NOTICE OF SALE

This Trustee's Notice of Sale is made with respect to that certain Trust Deed having Donna L. Steeley as Grantor, First American Title Company of Oregon as Trustee, and Hannah L. Hill as Beneficiary, dated September 23, 2013, and recorded on October 8, 2013, in the real property records of Klamath County, Oregon, as instrument no. 2013-011404. Said Trust Deed shall hereinafter be referred to as the "Trust Deed." The real property subject to said Trust Deed is commonly known as 4890 Weyerhaeuser Road, Klamath Falls, Oregon, and is legally described as follows:

Lots 10 and 11, Block 23, WEST KLAMATH,
in the County of Klamath, State of Oregon.
(Tax Account Nos. R496092 and R496118)

Both the Beneficiary and the Trustee have elected to sell the above described real property to satisfy the obligations secured by the Trust Deed and a Notice of Default and Election to Sell has been recorded pursuant to Oregon Revised Statutes 86.752(3). The default for which foreclosure by advertisement and sale is made is Grantor's failure to pay when due the following sums:

The sum of \$5,741.10 plus any unpaid monthly installment payments in the sum of \$361.17 each which may accrue after the installment payment due January 1, 2019. Also the failure to pay real property taxes on the above described real property which are now past due in the sum of \$310.13.

By reason of the above described default, Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, which sums are the following:

The sum of \$35,377.60 plus interest thereon at the rate of 6% per annum from November 15, 2017, until paid.

WHEREFORE, notice is hereby given that Lawrence F. Finneran as Successor Trustee on July 8, 2019, at the hour of 1:30 p.m. at the front door of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, state of Oregon, will sell at public auction to the highest bidder for cash the interest in the real property described above which Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed together with any interest which Grantor acquired after the execution of the Trust Deed, to satisfy the foregoing obligations secured by the Trust Deed and the costs and expenses of the sale, including compensation of the Trustee as provided by law, and the reasonable fees of Trustee's attorneys. 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 and the Trust Deed reinstated by payment to Beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured, by tendering the performance required under the Trust Deed and/or the obligation secured thereby, and in addition thereto, 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.

Without limiting the Trustee's disclaimer of representations or warranties, Oregon law requires the Trustee to state in this 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.

In construing this Notice, the singular includes the plural, the word "Grantor" includes any successor in interest to 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.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service at phone number 503.684.3763 or toll-free in Oregon at 800.452.7836 or you may visit its website at: <http://www.osbar.org>. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. For more information about free legal assistance and a directory of legal aid programs, go to <http://www.oregonlawhelp.org> or call Oregon Legal Services at 541.269.1226 or toll-free at 800.303.3638.

DATED February 13, 2019.

/s/ Lawrence F. Finneran

Lawrence F. Finneran

Successor Trustee

PO Box 359, Coos Bay, Oregon 97420

Phone: 541.269.5565

I, the undersigned, certify that I am the attorney for the above named Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

/s/ Lawrence F. Finneran

Attorney for Trustee

#18815 March 07, 14, 21, 28, 2019.