

After Recording Return to:
Ben Freudenberg, Attorney at Law
600 NW 5th Street
Grants Pass, OR 97526

2019-013015

Klamath County, Oregon

11/06/2019 02:18:01 PM

Fee: \$87.00

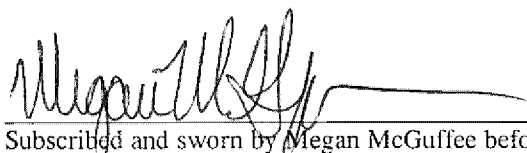
AFFIDAVIT OF PUBLICATION STATE OF OREGON, COUNTY OF KLAMATH

I, Megan McGuffee, 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#19176 NOTICE OF SALE TRUSTEE'S NOTICE OF SALE a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

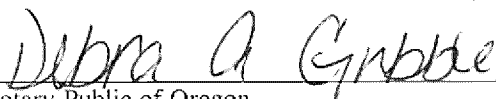
Insertion(s) in the following issues:

09/24/2019 10/01/2019 10/08/2019 10/15/2019

Total Cost: \$1357.88

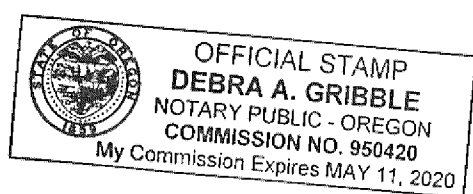


Subscribed and sworn by Megan McGuffee before me on:
15th day of October in the year of 2019



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 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 120 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 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 and 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. A notice of default was recorded on July 8, 2019, as Document No. 2019-007648 Official Records of Klamath County, Oregon.
7. The property will be sold in the manner prescribed by law on November 26, 2019, at the hour of 11:30 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 of 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 payments 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 of the Trustee conducts the sale.

This 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 86.774(2)(b)

DATED: July 10, 2019.

/s/ Ben Freudenberg, Trustee

600 N.W. Fifth Street

Grants Pass OR 97526

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

#19176 September 24, October 1, 8, 15, 2019