

REGIONAL TRUSTEE SERVICES CORPORATION  
2730 WASHINGTON MUTUAL TOWER  
1201 THIRD AVENUE  
SEATTLE, WA, 98101

09-ME-6905 (0011) AMT1

ATC # 0404447

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF Washington, COUNTY OF KING } ss.

I, REBECCA L. PHILLIPS, being first duly sworn, depose, and say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

ROY R. BALDWIN  
LAURA J. BALDWIN  
PARTIES IN POSSESSION  
925 DONALD STREET  
KLAMATH FALLS, OR, 97601

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by an authorized representative of the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at SEATTLE, Washington, on March 26, 1996. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

96 JUL 16 AM 10:05

21064

09-ME-6905 (0012) AMT2

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

REGIONAL TRUSTEE SERVICES CORPORATION

By: Rebecca L Phillips

Subscribed and sworn to before me on March 26, 1996.

(SEAL)

MARILEE HAKKINEN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
MY COMMISSION EXPIRES 11-06-99

Marilee Hakkinen  
Notary Public for Washington

My commission expires: 11-6-99

EXHIBIT A:

TSG NOTIFY

ROY RAY BALDWIN  
C/O ROBERT S. HAMILTON, ATTY.  
P.O. BOX 4280  
MEDFORD, OR 97501

CARTER-JONES COLLECTION SERVICE  
C/O KENT PEDERSON, REG. AGENT  
1143 PINE STREET  
KLAMATH FALLS, OR 97601

## TRUSTEE'S NOTICE OF SALE

21065

IN THE \_\_\_\_\_ COURT OF THE STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
ROY R. BALDWIN & LAURA J. BALDWIN ) GRANTOR CASE NO. 09-ME-6905

vs

## AFFIDAVIT/PROOF OF SERVICE

MOUNTAIN COUNTY TITLE TRUSTEE )  
PEOPLES MORTGAGE COMPANY, A WASHINGTON CORP., BENEFICIARY  
 STATE OF OREGON )  
 ) ss.  
 County of KLAMATH )

I hereby certify that on the 22 day of MARCH, 19 96, at the hour of 3:34 P.M.,  
 I served PAUL SMITH (PERSONALLY), DANNY BURK (SUBSTITUTE) & LAURA J. BALDWIN by:  
 (SUBSTITUTE)

PS Personal Service (personally and in person)  
DE, LB Substitute Service (by serving a person over the age of 14 years, who resides at  
 the usual place of abode of the within named)  
 Office Service (by serving the person apparently in charge)  
 By Posting (said residence)

A CERTIFIED/TRUE copy of:

<u>Summons</u>	<u>Small Claims</u>	<u>Subpoena</u>
<u>Complaint</u>	<u>Writ of Garnishment</u>	<u>Citation</u>
<u>Order</u>	<u>Motion</u>	<u>Affidavit</u>
<u>Petition</u>	<u>Notice</u>	<u>Decree</u>

XX Other TRUSTEE'S NOTICE OF SALE

TO: PAUL SMITH (ROOMMATE) at 925 DONALD AV. KLAMATH FALLS, OR 97601

NOT FOUND: I certify that I received the within document for service on \_\_\_\_\_,  
 and after due and diligent search and inquiry, I have been unable to locate \_\_\_\_\_  
 within the County of \_\_\_\_\_. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

SUBSERVE MAILING: The Plaintiff/Agent has caused to be mailed on \_\_\_\_\_, 19 \_\_\_\_,  
 a true copy of the papers served by substitute service or office service, addressed to the  
 defendant (s) at: \_\_\_\_\_

NOTICE: You are hereby notified that you were served by substitute service a true copy of  
 \_\_\_\_\_ at the time, date and place set forth herein.

I am a competent person over the age of 18, a resident of said State, not a party to nor an  
 officer, director or employee of, nor attorney for any party, corporate or otherwise and knew  
 that the person, firm or corporation served is the identical one named in the action.

ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATH

Tara K Nelson

TARA K. NELSON

Subscribed to and Sworn to before me this  
25 day of MARCH, 19 96.



Notary Public for Oregon  
 My Commission Expires OCT 2 1997

Papers  
 Received From

GARY'S PROCESS SERVICE  
108 WELLS AVENUE SUITE 102  
RENTON, WASHINGTON 98055

Remit to

Service Fee

Mileage

Rush/Emerg

Bad Address

Date:

File No.

Client No.

Amount Paid

TOTAL DUE

**TRUSTEE'S NOTICE OF SALE**

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79.5010, et seq.  
Trustee No.: 09-ME-6905

Reference is made to that certain trust deed made by ROY R. BALDWIN AND LAURA J. BALDWIN, HUSBAND AND WIFE, as grantor, to MOUNTAIN COUNTY TITLE, as trustee, in favor of PEOPLES MORTGAGE COMPANY, A Washington Corporation, as beneficiary, dated July 22, 1976, recorded July 30, 1976, in the mortgage records of KLAMATH County, Oregon, in Book M76, Page 11661. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by FEDERAL HOME LOAN MORTGAGE CORPORATION. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 6, BLOCK 4, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

The street address or other common designation, if any, of the real property described above is purported to be:

925 DONALD STREET  
KLAMATH FALLS OR 97601

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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 is grantor's failure to pay when due, the following sums:

Payments:	payments at \$	320.00 each;	\$	2,560.00
8	payments at \$	each;	\$	
0	( 08-01-95 through 03-12-96 )			
Late Charges:			\$	44.10
Prior accumulated late charges:			\$	6.30
Beneficiary Advances (with interest if applicable)			\$	29.00
			\$	2,639.40

TOTAL:

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following:

UNPAID PRINCIPAL BALANCE OF \$12,125.71, AS OF 07-01-95, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 8.500% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

WHEREFORE, notice hereby is given that the undersigned trustee will, on July 26, 1996, at the hour of 10:00 A.M., in accord with the standard of time established by ORS 187.110, at FRONT ENTRANCE TO ASPEN TITLE & ESCROW, INC., 525 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash, the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee.

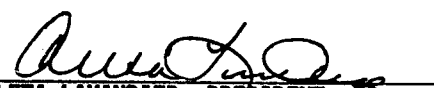
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion 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 obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: March 12, 1996

REGIONAL TRUSTEE SERVICES CORPORATION  
f/k/a INTERSTATE TRUSTEE SERVICES CORPORATION  
Successor Trustee

BY

  
ALETA LAVANDIER, PRESIDENT  
1201 THIRD AVENUE, SUITE 2730  
SEATTLE, WA 98101 (800) 347-2550

STATE OF WASHINGTON

COUNTY OF KING

ss.

I certify that I am an authorized representative of trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Authorized Representative of Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day  
of July A.D., 19 96 at 11:05 o'clock AM., and duly recorded in Vol. M96  
of Mortgages on Page 21063.

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By 