

44063

K-30515  
AFFIDAVIT OF MAILING Vol. M97 Page 27357STATE OF CALIFORNIA )  
COUNTY OF CONTRA COSTA ) S.S.In the matter of NOTICE OF TRUSTEE SALE AND NOTICE OF  
FORECLOSURE

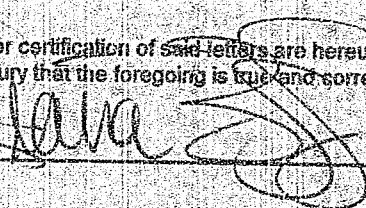
TS # OTFS049404

DIANA BAGLEY of STANDARD TRUSTEE SERVICE COMPANY WASHINGTON  
 being duly sworn, deposes and says: That she/he is over the age of eighteen years; That on April 21, 1997, by certified  
 mail/regular mail enclosed in a sealed envelope with prepaid postage thereon, she/he deposited in the United States post  
 office at CONCORD, CA notices, a true and correct copy of which is hereunto attached and made a part hereof, addressed  
 to the following:

P967275263  
and first class mailJ.M. JANSEN  
9807 BEN KERNS ROAD  
KENO, OR 97627P967275264  
and first class mailJACOB M. JANSEN  
9807 BEN KERNS ROAD  
KLAMATH FALLS, OR 97601P967275265  
and first class mailJEANNINE JANSEN  
9807 BEN KERNS ROAD  
KENO, OR 97627P967275266  
and first class mailCARTER JONES  
COLLECTION SERVICE:  
1143 PINE STREET  
KLAMATH FALLS, OR 97601P967275267  
and first class mailCOUNTY TAX OFFICE  
305 MAIN STREET  
KLAMATH, OR 97601P967275268  
and first class mailJ.M. JANSEN  
9807 BEN KERNS ROAD  
KLAMATH FALLS, OR 97601P967275269  
and first class mailJ.M. JANSEN  
P.O. BOX 1409  
KLAMATH FALLS, OR 97601P967275270  
and first class mailJACOB M. JANSEN  
9807 BEN KERNS ROAD  
KENO, OR 97627P967275271  
and first class mailJACOB M. JANSEN  
P.O. BOX 1409  
KLAMATH FALLS, OR 97601P967275272  
and first class mailJEANNINE JANSEN  
9807 BEN KERNS ROAD  
KLAMATH FALLS, OR 97601P967275273  
and first class mailJEANNINE JANSEN  
P.O. BOX 1409  
KLAMATH FALLS, OR 97601P967275274  
and first class mailOCCUPANTS OF THE PREMISES  
9807 BEN KERNS ROAD  
KENO, OR 97627

The receipts for certification of said letters are hereunto affixed and made a part hereof. I certify (or declare) under  
 penalty of perjury that the foregoing is true and correct.

Affiant



Return to: Standard Trustee Service  
 Company Washington  
 P.O. Box 5070  
 Concord, CA 94524

## AFFIDAVIT OF MAILING

STATE OF CALIFORNIA )  
COUNTY OF CONTRA COSTA ) S.S.

In the matter of NOTICE OF TRUSTEE SALE AND NOTICE OF  
FORECLOSURE TS # OTFS049404

DIANA BAGLEY of STANDARD TRUSTEE SERVICE COMPANY WASHINGTON  
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office at CONCORD, CA notices, a true and correct copy of which is hereunto attached and made a part hereof, addressed  
to the following:

P867275274  
and first class mail

OCCUPANTS OF THE PREMISES  
9807 BEN KERNS ROAD  
KENO, OR 97627

P867275275  
and first class mail

STATE OF OREGON  
317 S. 7TH  
KLAMATH, OR 97601

The receipts for certification of said letters are hereunto affixed and made a part hereof. I certify (or declare) under  
penalty of perjury that the foregoing is true and correct.

X  
Affiant

CALIFORNIA

27689

ALL-PURPOSE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

On 8-19-97 before me, TRACINA JOHNSON, NOTARY PUBLIC

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

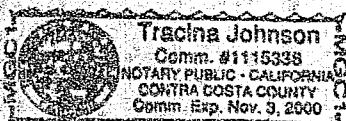
personally appeared, DIANA BAGLEY

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
NOTARY PUBLIC SIGNATURE

(SEAL)



OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT

DATE OF DOCUMENT

NUMBER OF PAGES

SIGNER(S) OTHER THAN NAMED ABOVE

Record and Return to:  
STANDARD TRUSTEE SERVICE  
COMPANY WASHINGTON  
2600 Stanwell Drive, Suite 200  
Concord, CA 94520  
(510) 603-1000

27690

T.S. No: OTFS049404

Loan No: 3675400703

### TRUSTEE'S NOTICE OF SALE

The Trustee, under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Trust Deed to satisfy the obligations secured thereby.

#### A. PARTIES IN THE TRUST DEED:

GRANTOR(S): J. M. JANSEN

TRUSTEE: ASPEN TITLE COMPANY

BENEFICIARY: TRANSAMERICA FINANCIAL SERVICES

#### B. DESCRIPTION OF THE PROPERTY:

LOT 19, BLOCK 19, SECOND ADDITION TO KLAMATH RIVER ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Property commonly known as: 9807 BEN KERNS ROAD, KENO, OR 97627

#### C. TRUST DEED INFORMATION:

DATED DATE: May 22, 1987

RECORDING DATE: May 26, 1987

RECORDING NUMBER:

RERECORDED ON: Rec # Book: Page:

RECORDING PLACE: Official records of the County of KLAMATH  
State of Oregon

Book: M87

Page: 8937

#### D. DEFAULT: The Debtor(s) are in default and the Beneficiary elects to foreclose the Trust Deed for failure to pay.

##### 1. Monthly Payments:

Monthly installments and late charges from September 28, 1996  
and all subsequent installments and late charges.

TOTAL PAYMENTS AND LATE CHARGES:

\$3,108.00

##### 2. Other Arrestances:

##### TOTAL AMOUNT DUE:

Plus all accrued real property taxes, interest or penalties until paid.

\$3,108.00

##### 3. Default(s) other than payment of money:

Delinquent Property Taxes, if any

IMPORTANT: READ SECOND & THIRD PAGE OF THIS DOCUMENT

**E. AMOUNT DUE:** The Beneficiary has declared all sums owing on the obligation and Trust Deed immediately due and payable, said sums being:

Principal Balance: \$7,300.39, which will become all due on 5/28/1997.

In addition to said principal, interest at the rate of as provided in the Note or other instrument secured, shall be payable from 8/28/96 at 18.950 % plus trustee fees, attorney's fees, foreclosure costs, and any other expenses in connection with this foreclosure.

**F. ELECTION TO SELL:** NOTICE HEREBY IS GIVEN that the Beneficiary and Trustee, by reason of said default have elected and do hereby elect to foreclose said Trust Deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 et seq., and to cause to be sold at public auction to the highest bidder, for cash or certified funds, the interest in the said described property which the Grantor(s) had, or had the power to convey, at the time of the execution of the Trust Deed together with any interest the Debtor or successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed together with the expenses of the sale, including the compensation of the Trustee as provided by law, and the reasonable fees of Trustee's Attorney.

**G. TIME AND PLACE OF SALE:**

TIME: 10:00 AM TUESDAY August 26, 1997

PLACE: Klamath County Courthouse

318 Main Street, Klamath Falls, OR

**H. RIGHT TO REINSTATE:** NOTICE IS FURTHER GIVEN that at any time prior to five days before the sale, this foreclosure proceeding may be dismissed and the Trust Deed reinstated by payment to the Trustee 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 to the Trustee actually incurred by Beneficiary and Trustee in enforcing the obligation and Trust Deed, together with Trustee's fees and Attorney's fees.

**I.** 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: 7/1/97

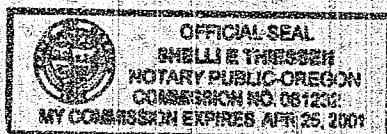
Victoria Hatch, Esq.  
4710 S.W. Kelly Ave.  
Portland, OR 97201  
(503)224-1170

By:

Victoria Hatch, Esq.

(State of OREGON )  
(County of MULTNOMAH ) ss

On this 17 day of July, in the year 1997, before me personally appeared Victoria Hatch, Esq., to know to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed same as her free and Voluntary act and deed, for the uses and purposes herein mentioned.



Notary Public in and for the State of Oregon  
Residing at 6210 NE 10th Avenue, Portland, Oregon 97213  
My Commission Expires 4/24/01 DV 97205

TS Number: OTFS049404  
Loan Number: 3675400703/JANSEN

ATTORNEY

March 27, 1997

## FAIR DEBT COLLECTION PRACTICES ACT NOTIFICATION

Pursuant to and in compliance with the Fair Debt Collection Practices Acts (Federal [15 USC 1692]) the Trustee/Agent named in the Notice of Default hereby provides the following notification(s):

"We are attempting to collect a debt and any information we obtain will be used for that purpose."

"The debt described in the Notice of Default is assumed to be valid unless debtor disputes within 30 days and that, if disputed, debt collector will obtain and furnish to debtor the verification.

If written request is made within 30 days by debtor, name of original lender will be given if different than the current creditor."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title \_\_\_\_\_ the 25th day  
of August A.D. 19 97 at 10:09 o'clock A.M., and duly recorded in Vol. M97  
of Mortgages on Page 27687.  
By \_\_\_\_\_ Bernetha G. Letsch, County Clerk  
FEE \$35.00 By Kathleen Rose

Recorded August 25, 1997 Withdrawn Document # 44064