

REGIONAL TRUSTEE SERVICES CORPORATION  
720 SEVENTH AVENUE, SUITE 400  
SEATTLE, WA, 98104

09-WM-13594 (0001) AMT1

ATC 04048110

## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF Washington, COUNTY OF KING } ss.

I, Maya Harris, 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:

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

SEE EXHIBIT "B" 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 August 6, 1998. 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.

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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: Mya Harris

Subscribed and sworn to before me on August 6, 1998.

(SEAL)



Angela Henderson  
Notary Public for Washington

My commission expires: 3-10-02

## EXHIBIT A:

## GRANTORS

KENT A. HEALEY  
34664 PECCARY LANE  
BONANZA, OR 97623

VIVIAN M. HEALEY  
34664 PECCARY LANE  
BONANZA, OR 97623

PARTIES IN POSSESSION  
34664 PECCARY LANE  
BONANZA, OR 97623

VIVIAN YOAKUM  
34664 PECCARY LANE  
BONANZA, OR 97623

KENT A. HEALEY  
151 CANEMAH WAY  
OREGON CITY, OR 97045

VIVIAN M. HEALEY  
151 CANEMAH WAY  
OREGON CITY, OR 97045

VIVIAN M. YOAKUM  
151 CANEMAH WAY  
OREGON CITY, OR 97045

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EXHIBIT B:

TSG NOTIFY

BONANZA HOMES, INC.  
280 SO. PACIFIC HIGHWAY  
WOODBURN, OR 97071

BONANZA HOMES, INC.  
C/O EVAN M. WHITAKER, REG. AGENT  
13432 S.E. MCLOUGHLIN  
MILWAUKIE, OR 97222

KENT A. HEALEY  
C/O SUSAN M. MUZIK, ATTY.  
1001 S.W. 5TH AVENUE  
PORTLAND, OR 97204

VIVIAN M. HEALEY  
C/O ELLEN MENDOZA, ATTY  
OREGON LEGAL SERVICES  
421 HIGH STREET, STE 110  
OREGON CITY, OR 97045

COMPANION PET CLINIC  
2343 GETTLE STREET  
KLAMATH FALLS, OR 97603

STATE OF OREGON  
DEPARTMENT OF HUMAN RESOURCE SUPPORT SERVICES  
P.O. BOX 14506  
SALEM, OR 97309

LINDA L. VOEPEL  
P.O. BOX 525  
BONANZA, OR 97623

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EXHIBIT B:

TSG NOTIFY

STATE OF OREGON  
SUPPORT ENFORCEMENT DIVISION  
39 N. CENTRAL AVENUE  
MEDFORD, OR 97501-5923

[A/B-

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

42940

State of Oregon )  
County of Klamath )

Court Case No.  
Sheriff's Case No. 98-02271

Received for Service 07/24/98

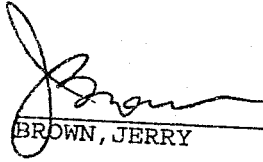
I hereby certify that I received for service on  
OCCUPANTS, ALL  
the within:

TRUSTEE'S NOTICE OF SALE

OCCUPANTS, ALL  
was served personally, and in person, at  
34664 PECCARY LANE (SHOWS AS 24664)  
BONANZA  
at 18:24 hours. , OR, on 07/27/98,

All search and service was made within Klamath County, State of  
Oregon.

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

By   
BROWN, JERRY

OTHER OCCUPANTS SERVED AT THE SAME ADDRESS WERE: LEO VOPLE, DOB-3-8-80. OTHER  
PERSON LIVEING AT THE SAME ADDRESS ARE THE FOLLOWING CHILDREN WHO WERE NOT  
PRESENT AT THE TIME OF SERVICE - OLIVIA MAY HEALEY, DOB 9-26-83 AND KENNETH  
DUANE HEALEY, DOB 5-27-90.

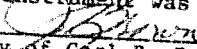
Copy to:

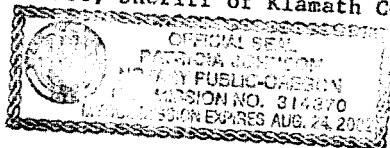
CLEVELAND INVESTIGATION  
P O BOX 230  
TALENT


OR 97540

STATE OF OREGON

COUNTY OF KLAMATH

This instrument was acknowledged before me on 7-8-98  
by , as a duly appointed and commissioned  
Deputy of Carl R. Burkhardt, Sheriff of Klamath County, Or.



  
Notary for State of Oregon  
My Commission Expires: 08-24-02

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**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-WM-13594

Reference is made to that certain trust deed made by KENT A. HEALEY AND VIVIAN M. HEALEY, AS TENANTS BY THE ENTIRETY, as grantor, to KLAMATH COUNTY TITLE CO., An Oregon Corporation, as trustee, in favor of WASHINGTON MUTUAL BANK, A Washington Corporation, as beneficiary, dated June 24, 1996, recorded June 26, 1996, in the mortgage records of KLAMATH County, Oregon, in Book M96, Page 18993. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by WASHINGTON MUTUAL BANK. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 6, BLOCK 96, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THAT CERTAIN 1996 REDMAN MOBILE HOME, MODEL RANCHERO, VEHICLE ID NUMBER 11E23698.

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

34664 PECCARY LANE  
BONANZA OR 97623

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:				
5	payments at \$	624.40 each;	\$	3,122.00
0	payments at \$	each;	\$	
( 03-01-98 through 07-15-98 )				
Late Charges:				
Prior accumulated late charges:			\$	124.88
Beneficiary Advances (with interest if applicable)			\$	109.32
			\$	90.00
TOTAL:			\$	3,446.20

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 \$73,086.27, AS OF 02-01-98, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 9.500% 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 December 1, 1998, 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.

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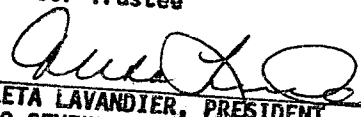
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion 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: July 15, 1998

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

BY

  
ALETA LAVANDIER, PRESIDENT  
720 SEVENTH AVENUE, SUITE 400  
SEATTLE, WA 98104 (206) 340-2550  
Sale Information: (206) 654-5545

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



# Affidavit of Publication

42943

## STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,  
being first duly sworn, depose and say  
that I am the principal clerk of the  
publisher of the Herald and News  
a newspaper in general circulation, as  
defined by Chapter 193 ORS, printed and  
published at Klamath Falls in the  
aforesaid county and state; that the

LEGAL #1736

TRUSTEE'S NOTICE OF SALE.....

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

( 4 ) insertion(s) in the following issues:

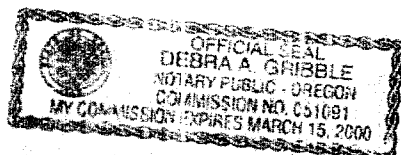
OCTOBER 7/14/21/28, 1998

Total Cost: \$806.00

Subscribed and sworn before me this 28TH  
day of OCTOBER 1998

Debra A. Gribble  
Notary Public of Oregon

My commission expires 3-15 2000



THE HERALD AND NEWS, a newspaper published at Klamath Falls, Oregon, in the County of Klamath, State of Oregon, on the 28th day of October, 1998, at 10:00 A.M., in accordance with the standard of the Oregon Newspaper Publishers Association, Inc., published the following notice of sale, to-wit:

NOTICE OF SALE OF REAL ESTATE

WHEREAS, the undersigned, LARRY L. WELLS, Business Manager of the Herald and News, being first duly sworn, depose and say that I am the principal clerk of the publisher of the Herald and News, a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at Klamath Falls in the aforesaid county and state; that the

LEGAL #1736

TRUSTEE'S NOTICE OF SALE.....

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

( 4 ) insertion(s) in the following issues:

OCTOBER 7/14/21/28, 1998

Total Cost: \$806.00

Subscribed and sworn before me this 28TH day of OCTOBER 1998

Debra A. Gribble  
Notary Public of Oregon

My commission expires 3-15 2000

OFFICIAL SEAL  
DEBRA A. GRIBBLE  
NOTARY PUBLIC - OREGON  
COMMISSION NO. C51081  
MY COMMISSION EXPIRES MARCH 15, 2000

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title & Escrow the 23rd day  
of November A.D., 19 98 at 3:46 o'clock P. M., and duly recorded in Vol. M98,  
of Mortgages on Page 42935.

FEE \$55.00

By Kathleen Ross Bernetha G. Letsch, County Clerk