

After Recording Return To:

Glenn H. Prohaska
4425 SW Corbett Avenue
Portland, Oregon 97201

77651

'99 APR -7 AM 1:51

Vol 1799 Page 12535

Above Space Reserved for Recorder's Use

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Multnomah) ss:

Glenn H. Prohaska, being first duly sworn, depose, and say that: At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years, and not the beneficiary or the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

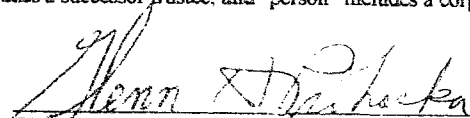
I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective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

NAME:	Travis & Dorothy Cook	ADDRESS:	1316 Lookout, Klamath Falls, OR 97601
	Klamath Falls Tax Collector		305 Main, Klamath Falls, OR 97601
	Assoc. Financial Svcs.		3926 South 6th St., Klamath Falls, OR 97601
	Wells Fargo c/o Thomas Davis		12450 SW First, Beaverton, OR 97005

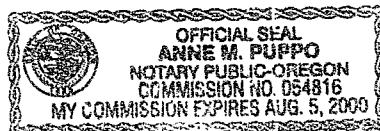
These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 set forth in ORS 86.735. *


Each of the notices so mailed was certified to be a true copy of the original notice of sale by Glenn H. Prohaska, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on November 16, 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

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


Glenn H. Prohaska, OSB #69140

Subscribed and sworn to before me on April 1, 1999, by Glenn H. Prohaska.




Notary Public for Oregon

TRUSTEE'S NOTICE OF SALE

12536

RECEIVED
CLAMATH COUNTY
CLERK'S OFFICE

Reference is made to that certain trust deed made by **Travis R. Cook and Dorothy M. Cook**, as grantor(s), to Bonnie P. Serkin, as trustee, in favor of Green Tree Financial Servicing Corporation, as beneficiary, dated June 25, 1996, recorded August 22, 1996, in the Microfilm Records of Klamath County, Oregon, as M96, page 26027, covering the following described real property situated in said county and state, to wit:

Lots 4 and 3, Block 18, Fairview Edition No. 2 to the City of Klamath Falls in the County of Klamath, State of Oregon

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 §6 735.31, the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

\$ 3,244.38 Total amount of monthly installments due as of 10/5/98
\$ 3,244.38 TOTAL AMOUNT REQUIRED TO REINSTATE AS OF 10/5/98

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, to wit:

\$ 69,581.65 Principal Balance of Loan due as of 10/5/98
\$ 69,581.65 TOTAL AMOUNT DUE AS OF 10/5/98

WHEREFORE, notice hereby is given that the undersigned trustee will on **April 1, 1999**, at the hour of 11:30 o'clock A.M., in accord with the standard of time established by ORS 187.110, at front steps of Klamath County Courthouse in the City of 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 not exceeding the amounts provided by said ORS 86.753

12537

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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED

11/16, 1998

Glenn H Prohaska

Trustee

STATE OF OREGON, County of Multnomah) ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Glenn H Prohaska

Glenn H. Prohaska, OSB #69140

SERVE: Travis R. Cook and/or Dorothy M. Cook
1316 Lookout
Klamath Falls, Oregon

(Or Current Occupant)

12538

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 98-03527

Received for Service 11/20/98

I hereby certify that I received for service
the within:

TRUSTEE'S NOTICE OF SALE

Further I certify that on 11/24/98, after personal inspection, I
found the following described real property to be unoccupied:

1316 LOOKOUT
KLAMATH FALLS , Oregon.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By Rebecca Dailey
DAILEY, REBECCA

Copy to:

PROHASKA, GLENN H
4425 SW CORBETT AVE
PORTLAND

OR 97201

After Recording Return To:

12539

Glenn H. Prohaska
4425 SW Corbett Avenue
Portland, Oregon 97201

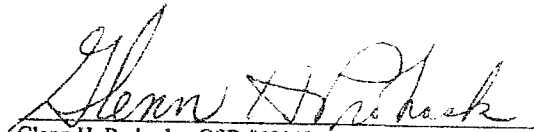
Above Space Reserved For Recorder's Use

CERTIFICATE OF NON-MILITARY SERVICE

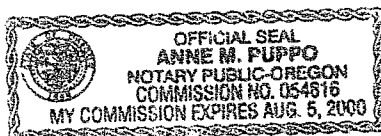
STATE OF OREGON, County of Multnomah) ss.

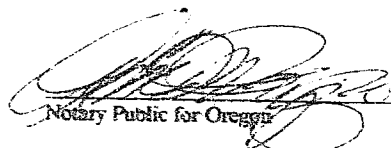
THIS IS TO CERTIFY that I am the beneficiary in that certain trust deed in which Travis R. Cook and Dorothy M. Cook as grantor, conveyed to Bonnie P. Serkin as trustee, certain real property in Klamath County, Oregon. The trust deed was dated June 25, 1996 and recorded August 22, 1996 in the Records of that county, as M96, Page 26027. Thereafter, a Notice of Default with respect to the trust deed was recorded February 2, 1998 as fee No.M98, Page 40170. Thereafter, the trust deed was duly foreclosed by advertisement and sale, and the real property covered by the trust deed was sold at the trustee's sale on April 1, 1999. I reasonably believe that, at no time during the period of three months and one day immediately preceding the day of the sale, and including the day thereof, was the real property described in and covered by the trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

In construing this certificate the singular includes the plural "grantor" includes any successor in interest to the grantor, "trustee" includes any successor trustee, and "beneficiary" includes any successor in interest to the beneficiary named in the trust deed.


Glenn H. Prohaska, OSB #69140

This instrument was acknowledged before me on April 1, 1999 by Glenn H. Prohaska.




Notary Public for Oregon

Affidavit of Publication

12540

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 #1996

TRUSTEE'S NOTICE OF SALE

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

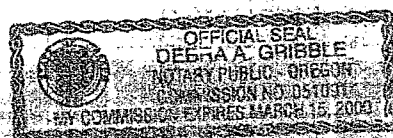
(4) insertion(s) in the following issues:

FEBRUARY 4/11/18/25, 1999

Total Cost: \$507.00

Subscribed and sworn before me this 25TH
day of FEBRUARY 19 99

My commission expires 3-15 2000



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Glenn H. Prohaska the 7th day
of April A.D., 1999 at 11:51 o'clock A.M. and duly recorded in Vol. M99
of Mortgages on Page 12535

FEE \$35.00

by Linda Smith County Clerk

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by Travis W. Cook and Dorothy M. Cook as grantors (to be known as "Grantor") to Edna P. Serkin as trustee in favor of Green Tree Financial Servicing Corporation, as beneficiary, dated June 25, 1996, recorded August 22, 1996, in the Microfilm Records of Klamath County, Oregon, as Map Page 24077, covering the following described real property situated in said county and state to wit:
Lots 2 and 3, Block 18, Fairview Edition No. 4 in the City of Klamath Falls in the County of Klamath, State of Oregon.
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:
\$3,244.38 Total amount due as of 10/5/98
\$3,244.38 TOTAL AMOUNT REQUIRED TO REINSTATE AS OF 10/5/98
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, to wit:
\$69,581.45 Principal Balance of loan due as of 10/5/98
\$69,581.65 TOTAL AMOUNT DUE AS OF 10/5/98
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