

Affidavit of Publication

Vol M99 Page 34480

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 #2092

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:

MARCH 11/18/25

APRIL 1, 1999

Total Cost: \$650.00

Subscribed and sworn before me this 1ST
day of APRIL 1999

Debra A. Stubbs
Notary Public of Oregon

My commission expires 3-15 2000

TRUSTEE'S NOTICE OF SALE
Loan No. 100102415
T.S. No. 1015661-03
63598
Reference is made to that certain deed made by WESLEY E. COATES AND EVA M. COATES, HUSBAND AND WIFE, as Grantor to ASPEN TITLE & ESCROW, INC., as Trustee, in favor of TOWN & COUNTRY MORTGAGE, INC., as Beneficiary, dated March 14, 1997, recorded March 23, 1997, in official records of KLAMATH County, Oregon in book/reel/volume No. M99 at page No. 4728, fee/instrument/microfilm/reception No. 90367 (indicated which), covering the following described real property situated in said County and State, to-wit:

LOT 21, BLOCK 7, THIRD ADDITION TO WINEMA GARDENS 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 notice has been recorded pursuant to Section 86.735(2) of Oregon Revised Statutes, the default for which the foreclosure is made is the grantor's:

Failure to pay the monthly payment due October 1, 1998 of principal, interest and im-pounds and subsequent installments due there- after; plus late charges; together with all subsequent sums ad- vanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$663.52
Monthly Late Charge \$34.34

By this reason, of said default the beneficiary has declared all obliga- tions secured by said deed of trust imme- diately due and pay- able, said sums being the following, to-wit: The sum of \$62,518.00 together with interest thereon at the rate of 10.500% per annum from 07/01/1998 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursu- ant to the terms and conditions of said deed of trust.

Whereof, notice hereto is given that, CAL- WESTERN RECON- VEYANCE CORPO- RATION the undersigned Trustee will on July 9, 1999 at the hour of 1:00 PM, Standard of Time, as established by Sec- tion 127.110, Oregon Re- vised Statutes, at THE FRONT DOOR TO THE KLAMATH COUN- TY COURTHOUSE, MAIN STREET 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 exe- cution by him of the said trust deed, togeth- er with any interest which the grantor or his successors in inter- est acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a rea- sonable charge by the trustee. Notice is fur- ther given that any per- son named in Section 86.753 of Oregon Re- vised Statutes has the right to have the fore- closing proceedings dis- missed and the trust deed reinstated by pay- ment to the beneficiary of the entire amount then due (either than such portion of said principal as would not then be due had no de- fault occurred), togeth- er with the costs, trust- ee's and attorney's fees and carrying charges.

other, default, com- plained of in the Notice of Default by tendering the performance re- quired under the obliga- tion or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neut- er, the singular includes plural, the word "grant- or" includes any suc- cessor in interest to the grantor as well as any other persons owing an obligation, the perfor- mance of which is se- cured by said trust deed, the words "trust- ee" and "beneficiary" include their respective successors in interest, if any.

Dated: February 23, 1999

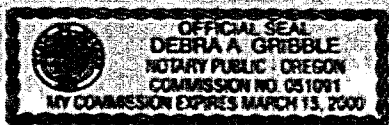
CAL WESTERN RE- CONVEYANCE COR- PORATION
525 EAST MAIN STREET
P.O. BOX 72004
EL CAJON CA 92022-7004

CAL WESTERN RECONVEYANCE CORPORATION
Ext.
Signature By:
Wendy V. Perry

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
SS

I, the undersigned, cer- tify that I am the Trust- ee Sale Officer, and that the foregoing is a complete and exact copy of the original trustee's Notice of Sale.

ESTHER P. CHAMBERLAIN
TRUSTEE SALE OFFICER
#2092 March 11, 18, 25 April 1, 1999



1015861-03

03598

34481

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

RECEIVED MAR 24 1999

STATE OF OREGON
COUNTY OF KLAMATH

COURT CASE NO. TRUSTEE'S NOTICE OF SALE

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- | | | | | |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint | <input type="checkbox"/> Summons | <input type="checkbox"/> Small Claim | <input type="checkbox"/> Motion | <input type="checkbox"/> Answer |
| <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Judgment | <input type="checkbox"/> Affidavit | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter |
| <input type="checkbox"/> Summons & Petition | <input type="checkbox"/> Order | <input type="checkbox"/> Decree | <input type="checkbox"/> Notice | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena | |
| <input checked="" type="checkbox"/> <u>TRUSTEE'S NOTICE OF SALE</u> | | | | |

For the within named: OCCUPANTS OF 6421 CLIMAX AVENUE KLAMATH FALLS, OREGON 97603

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to: Eva Coats
at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to _____
a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☐ **OFFICE SERVICE:** At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with _____, the person who is apparently in charge.

☐ **SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.**

Upon _____, by (a) delivering such true copy personally and in person,
Corporation, Limited Partnership, etc.

to: _____ who is a/the _____ thereof, or
(b) leaving such true copy with _____, the person who is apparently in charge of the office of
_____, who is a/the _____ thereof.

☐ **OTHER METHOD:** _____ By leaving an Original or True Copy with _____

☐ **NOT FOUND:** I certify that I received the within document for service on _____ and after due
and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent,
State of Oregon, County of Klamath _____ within _____ County.

Recorded 8/25/99, at 3:40 p.m.

In Vol M99 Page 24480

Linda Smith,

County Clerk

Fee \$15.00 RP

6421 Climax Avenue

ADDRESS OF SERVICE

STREET

KLAMATH FALLS

CITY

OREGON

STATE

97603

ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

March 10, 1999

DATE OF SERVICE

7:35 a.m. ☐ p.m. ☒

TIME OF SERVICE

Kent Pederson

SIGNATURE

or not found

PRINTED IN OREGON

