

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

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:	Matthew L. Schemel Credit Bureau of Klamath County	ADDRESS:	12630 Christopher Drive, Keno, Oregon 97627 P.O. Box 5107, Klamath Falls, Oregon 97601
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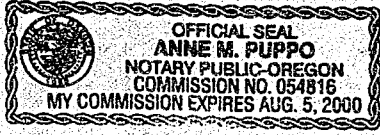
These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 86.785.\*

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 June 14, 1999. 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*  
Glenn H. Prohaska, OSB #69140

Subscribed and sworn to before me on October 21, 1999, by Glenn H. Prohaska.



*Anne M. Puppo*  
Notary Public for Oregon

30-1  
OK  
30-

42636

[A]B

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon )  
County of Klamath )

Court Case No. 5700/676  
Sheriff's Case No. 99-01663

Received for Service 06/16/99

I hereby certify that I received for service on  
SCHEMEL, MATTHEW LAURENCE  
the within:

TRUSTEE'S NOTICE OF SALE

SCHEMEL, MATTHEW LAURENCE  
was served personally, and in person, at  
12630 CHRISTOPHER LN , OR, on 06/21/99,  
KENO at 18:15 hours.

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

Carl R. Burkhart, Sheriff  
Klamath County, Oregon

BY TERRI ALEXANDER  
ALEXANDER, TERRI L

Copy to:

PROHASKA, GLENN H  
4425 SW CORBETT AVE  
PORTLAND

OR 97201

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by **Matthew L. Schemel**, as grantor(s), to **Nancy L. Peterson**, as trustee, in favor of **Green Tree Financial Servicing Corporation**, as beneficiary, dated May 26, 1998, recorded in the mortgage records of Klamath County, Oregon, as Fee No. Vol. M98 Page 18204, covering the following described real property situated in said county and state, to wit:

All of the property located at 12630 Christopher Drive, in the City/Town/Village of Keno, County of Klamath, State of Oregon.

together with a security interest in that certain 1998 Guerdon manufactured home, Serial No. GDSTOR-2998-20253

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:

\$ 2,826.10 Total delinquent mo. installments and late chgs. due as of 5/99  
\$ 2,826.10 **TOTAL REQUIRED TO REINSTATE AS OF 5/99**

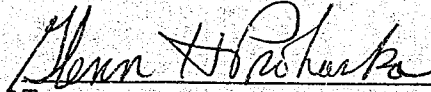
By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

\$ 70,859.16 Principal balance of loan  
\$ 70,859.16 **TOTAL AMOUNT DUE AS OF 5/99**

WHEREFORE, notice hereby is given that the undersigned trustee will on **October 21, 1999**, at the hour of **10:00 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.

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 JUNE 14, 1999

  
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, OSB #69140

SERVE: Matthew L. Schemel  
12630 Christopher Drive  
Keno, Oregon

(OR CURRENT OCCUPANT)

# Affidavit of Publication

42639

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 #2547

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:

AUGUST 15/22/29

SEPTEMBER 5, 1999

Total Cost: \$513.00

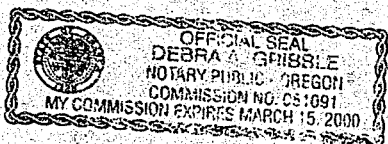
*Larry L. Wells*

Subscribed and sworn before me this 5TH  
day of SEPTEMBER 1999

*Debra A. Grizzle*

Notary Public of Oregon

My commission expires 3-15 2000



**TRUSTEE'S NOTICE OF SALE**

notice hereby is given word "grantor" includes that the undersigned any successor in interest trustee will on October 21, 1999, at the hour of 10:00 o'clock A.M., in accordance with the terms of the trust deed made by Matthew L. Schemel, as grantor, to Nancy L. Peterson, as trustee, in favor of Green Tree Financial Servicing Corporation, as beneficiary, dated May 26, 1998, recorded in the mortgage records of Klamath County, Oregon, as Fee No. Vol. M98 Page 18204, covering the following described real property situated in said county and state, to-wit:

reference is made to that certain trust deed made by Matthew L. Schemel, as grantor, to Nancy L. Peterson, as trustee, in favor of Green Tree Financial Servicing Corporation, as beneficiary, dated May 26, 1998, recorded in the mortgage records of Klamath County, Oregon, as Fee No. Vol. M98 Page 18204, covering the following described real property situated in said county and state, together with any interest therein located at 12630 Christopher Drive, the City/Town/Village of Keno, County of Klamath, State of Oregon.

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Together with a foregoing obligations security interest in that certain 1998 Guerdon manufactured home, Serial No. GDSTOR-2998-20253, trustee. Notice is further given that any person named in ORS 86.753(3) has the right, at any time prior to five days before the date set for the sale, to de- have this foreclosure proceeding dismissed pursuant to Oregon Re- and the trust deed revised Statutes stated by payment of 86.735(3); the default beneficiary of the for which the foreclosure amount then due is made is grant- (other than such por- tor's failure to pay tion of the principal as when due the following would not then be due sums:

\$2,826.10 Total (current) and by curing delinquent monthly in any other default installments and late plain of herein that is charges, due as of May, capable of being cured by tendering the perfor- 1999.

**\$2,826.10 TOTAL** formance required un- **REQUIRED TO REIN-** der the obligation or STATE AS OF MAY, trust deed, and in addition to paying said sums:

By reason of the or tendering the perfor- default, the beneficiary mance necessary to has declared all sums cure the default, by owing on the obligation paying all costs and ex- secured by the trustspenses actually in- deed immediately due curred in enforcing the and payable, those obligation and trust sums being the follow- deed, together with ing, to-wit: trustee's and attorney's

\$70,859.16 Princi- fees not exceeding the pal balance of loan amounts provided by

\$70,859.16 TO- said ORS 86.753.

**TOTAL AMOUNT DUE AS** In construing this **OF MAY, 1999** notice, the singular in- **WHEREFORE,** cludes the plural, the

DATED June 14, 1999  
Glenn H. Prohaska  
Trustee  
#2547 August 15, 22, 29,  
September 5, 1999

State of Oregon, County of Klamath  
Recorded 10/26/99, at 10:18 a. m.  
In Vol. M99 Page 42635  
Linda Smith,  
County Clerk Fee \$ 30<sup>00</sup>