

After Recording Return To:

1999 OCT 26 AM 10:18

Vol M99 Page 42635

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.

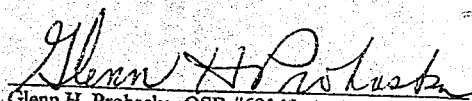
I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective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

NAME:	Matthew L. Schemel	ADDRESS:	12630 Christopher Drive, Keno, Oregon 97627
	Credit Bureau of Klamath County		P.O. Box 5107, Klamath Falls, Oregon 97601

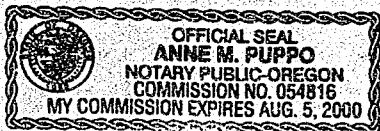
These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or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

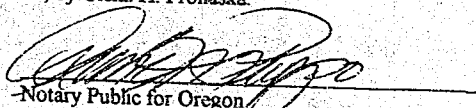
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Glenn H. Prohaska, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office 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, OSB #69140

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




Notary Public for Oregon

50-
CK
30-

[A[B

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

42636

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**

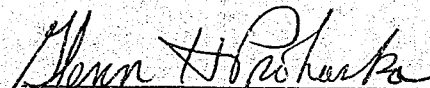
By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

\$ 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, despose 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

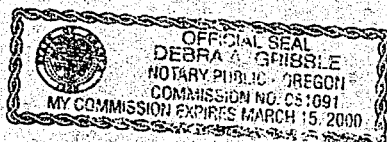
Total Cost: \$513.00

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 son owing an obligation, made to that certain accord with the stand, the performance of, trust deed made by dard of time estab- which is secured by Matthew L. Schemel, as trustee, in Klamath County Court "beneficiary" and Peterson, as trustee, in Klamath County Court "beneficiary" include favor of Green Tree Financial Servicing Corporation, as beneficiary, dated May 26, 1998, on, sell at public auc- tion to the highest bid- DATED June 14, 1999 recorded in the mort- gage records of Klamath County, Oregon, as Fee No. Vol. M98 18204, covering grantor had or had pow- #2547 August 15, 22, 29, the following described er to convey at the September 5, 1999 real property situated time of the execution in said county and by grantor of the said state, to-wit: trust deed, together All of the proper- with any interest which ty located at 12630 the grantor or grantor's Christopher Drive, in successors in interest the City/Town/Village acquired after the exe- cution of said trust deed, to satisfy the of Keno, County of Klamath, State of Oregon. deed, to satisfy the Together with a foregoing ob- gations security interest in that thereby sect ed and certain 1998 Guerdon the costs and expenses manufactured home, of sale, including a rea- Serial No. GDSTOR- sonable charge by the 2998-20253. trustee. Notice is fur- Both the benefici- ther given that any per- ary and the trustee son named in ORS have elected to sell the 86.753 has the right, at said real property to any time prior to five satisfy the obligations days before the date secured by said trust last set for the sale, to deed and a notice of de- have this foreclosure fault has been recorded proceeding dismissed, pursuant to Oregon Re- and the trust deed rein- vided Statutes stated by payment of 86.735(3); the default the beneficiary of the for which the foreclo- entire amount then due sure is made is gran- (other than such por- tor's failure to pay tion of the principal as when due the following would not then be due sums: had no default oc- \$2,826.10 Total curred) and by curing delinquent monthly in any other default com- stallments and late plained of herein that is charges, due as of May, capable of being cured 1999. by tendering the per- \$2,826.10 TOTAL formance required un- REQUIRED TO REIN- der the obligation or STATE AS OF MAY, trust deed, and in addi- 1999. tion 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. TAL AMOUNT DUE AS In construing this OF MAY, 1999 notice, the singular in- W H E R E F O R E, cludes the plural, the

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 \$ 30.00