

JUN 24 11:04

09-WM-17234 (0002) AMT1

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

## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF Washington, COUNTY OF KING } ss.

I, NANCY LAMBERT, 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:

DONALD E. BOWEN  
FERNE E. BOWEN  
PARTIES IN POSSESSION  
703 MITCHELL STREET  
KLAMATH FALLS, OR, 97601

MEGO MORTGAGE CORPORATION  
1000 PARKWOOD CIRCLE, 5TH FLOOR  
ATLANTA, GA, 30339

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 October 11, 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 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.

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

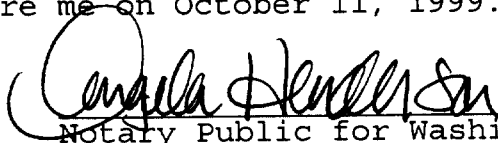
REGIONAL TRUSTEE SERVICES CORPORATION

By: 

Subscribed and sworn to before me on October 11, 1999.

(SEAL)



  
Notary Public for Washington

My commission expires: 3-10-02

IN THE \_\_\_\_\_ COURT OF THE STATE OF OREGON  
COUNTY OF \_\_\_\_\_: COURT CASE NO. \_\_\_\_\_

2377

WASHINGTON MUTUAL BANK

vs

DONALD E BOWEN AND FERNE E BOWEN

**PROOF OF SERVICE**

STATE OF OREGON )

) SS.

County of KLAMATH

I hereby certify that on the 6 day of October, 1999, at the hour of 2000  
I served OCCUPANT: FERNE E BOWEN, DONALD E BOWEN, JACOB BOWEN, SAMANTHA RICE by

SAM Personal Service (personally and in person)

FERNE / JACOB / DON Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the within named)

Office Service (by serving the person apparently in charge)

By posting (said residence)

A certified/true copy of:

Summons

Motion

Complaint

Petition

X

Other: TRUSTEE'S NOTICE OF SALE

Writ of Garnishment

Order

Citation

Notice

Small Claims

Affidavit

Subpoena

Decree

Together with a copy of

To SAMANTHA RICE

At 703 MITCHELL ST

KLAMATH FALLS, OR. 97601

NOT FOUND: I certify that I received the within document for service on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
and after due and diligent search and inquiry, I have been unable to locate \_\_\_\_\_  
within the county of \_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATH

I am a competent person over the age of 18, a resident of said State, not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise and knew that the person, firm or corporation served is the identical one named in the action.

Subscribed to and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

*Dennis Gates*

DENNIS GATES (#4)

Cleveland Investigation Company

(541) 535-6005

**Papers**

Received From GARY'S PROCESS SERVICE  
108 WELLS AVE. SO.  
RENTON  
WA 98055  
FEDERAL ID # 93-0904214  
425-277-0302  
ATTN:

Remit to: CIC	Service Fee	\$
P.O. Box 1230	Mileage	\$ 00.00
Talent, OR 97540	Rush/Emergency	\$
Date: 10/7/99	Incorrect Add.	\$
CIC File No. 99-18745-K		\$
Client No.	Amount Paid	\$
	TOTAL DUE	\$ 00.00

\$0.00

IN THE COURT FOR THE STATE OF OREGON

COUNTY OF

COURT CASE# .

WASHINGTON MUTUAL BANK

PLAINTIFF(S)

VS

DONALD E BOWEN AND FERNE E BOWEN

DEFENDANT(S)

## AFFIDAVIT OF MAILING

STATE OF OREGON                    )  
  ) SS.  
COUNTY OF JACKSON                )

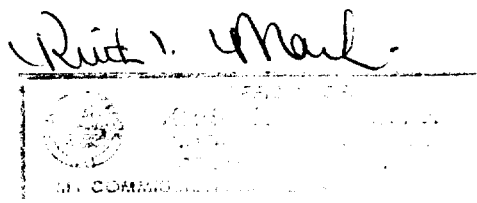
I, THE UNDERSIGNED, BEING FIRST DULY SWORN ON OATH, DEPOSE  
AND SAY, THAT ON THE 7 DAY OF October, 1999 I DID CAUSE TO  
BE DEPOSITED A TRUE COPY OF:  
TRUSTEE'S NOTICE OF SALE

TOGETHER WITH A COPY OF THE PROOF OF SERVICE, IN THE UNITED STATES  
MAIL AT TALENT, OREGON, POSTAGE PREPAID THEREON, IN A SEALED  
ENVELOPE, ADDRESSED TO:

FERNE E BOWEN  
703 MITCHELL ST  
KLAMATH FALLS, OR  
97601

*Eric Kershner*  
CLEVELAND INVESTIGATION COMPANY  
P.O. BOX 1230  
TALENT, OR. 97540  
(503) 535-6005

SIGNED AND SWORN TO BEFORE ME  
ON THIS 7 DAY OF October, 1999



IN THE COURT FOR THE STATE OF OREGON

COUNTY OF

COURT CASE# .

WASHINGTON MUTUAL BANK

PLAINTIFF(S)

VS

DONALD E BOWEN AND FERNE E BOWEN

DEFENDANT(S)

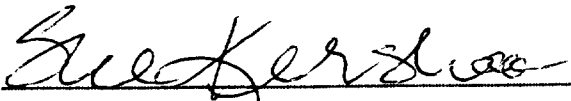
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STATE OF OREGON                   )  
  ) SS.  
COUNTY OF JACKSON               )

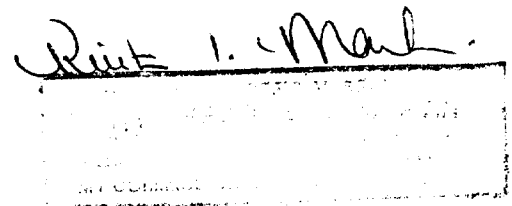
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ENVELOPE, ADDRESSED TO:

DONALD E BOWEN  
703 MITCHELL ST  
KLAMATH FALLS, OR  
97601

  
CLEVELAND INVESTIGATION COMPANY  
P.O. BOX 1230  
TALENT, OR. 97540  
(503) 535-6005

SIGNED AND SWORN TO BEFORE ME  
ON THIS 7 DAY OF October, 1999



IN THE COURT FOR THE STATE OF OREGON

COUNTY OF

COURT CASE# .

WASHINGTON MUTUAL BANK

PLAINTIFF(S)

VS

DONALD E BOWEN AND FERNE E BOWEN

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## AFFIDAVIT OF MAILING

STATE OF OREGON                    )  
  ) SS.  
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TOGETHER WITH A COPY OF THE PROOF OF SERVICE, IN THE UNITED STATES  
MAIL AT TALENT, OREGON, POSTAGE PREPAID THEREON, IN A SEALED  
ENVELOPE, ADDRESSED TO:

JACOB BOWEN  
703 MITCHELL ST  
KLAMATH FALLS, OR  
97601

*Eric Kershner*

CLEVELAND INVESTIGATION COMPANY  
P.O. BOX 1230  
TALENT, OR. 97540  
(503) 535-6005

SIGNED AND SWORN TO BEFORE ME  
ON THIS 7 DAY OF October, 1999

*Proof 1. Mail*

CLERK OF DISTRICT COURT  
CLATSOP COUNTY, OREGON  
TALAMON, OREGON  
OCT 10 1999  
NOTARY PUBLIC

**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-17234

Reference is made to that certain trust deed made by DONALD E. BOWEN AND FERNE E. BOWEN, AS TENANTS BY THE ENTIRETY, as grantor, to AMERITITLE, AN OREGON CORPORATION, as trustee, in favor of WASHINGTON MUTUAL BANK, as beneficiary, dated September 10, 1996, recorded September 16, 1996, in the mortgage records of KLAMATH County, Oregon, in Book M96, Page 29201. 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:

THE NORTH 40 FEET OF LOTS 440 AND 441 IN BLOCK 126 OF MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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

703 MITCHELL STREET  
KLAMATH FALLS OR 97601

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:			
9	payments at \$	581.83 each;	\$ 5,236.47
0	payments at \$	each;	\$
( 02-01-99 through 10-04-99 )			
Late Charges:			\$ 180.56
Prior accumulated late charges:			\$
Beneficiary Advances (with interest if applicable)			\$ 678.93
			=====
TOTAL:			\$ 6,095.96

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 \$55,186.45, AS OF 01-01-99, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 9.000% 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 February 3, 2000, at the hour of 11:00 A.M., in accord with the standard of time established by ORS 187.110, at KLAMATH COUNTY COURTHOUSE, 316 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.

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: October 4, 1999

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

BY

*Marilee Hakkinen*  
MARILEE HAKKINEN, TREASURER  
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

State of Oregon, County of Klamath  
Recorded 1/24/00, at 11:04 A.M.  
In Vol. M00 Page 2375  
**Linda Smith,**  
County Clerk Fee \$ 56.00