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Vol M00 Page 7826

MTC 49643
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 address, to-wit:

James R. Halstead
1665 Dayton Street
Klamath Falls, OR 97603

Angea Lee Halstead
1665 Dayton Street
Klamath Falls, OR 97603

James R. Halstead
127 Woodridge Drive
Central Point, OR 97502

Angea Lee Halstead
127 Woodridge Drive
Central Point, OR 97502

Angea Lee Halstead
3520 Northeast 204th Street
Seattle, WA 98155

Angea Lee Dizenzo
3520 Northeast 204th Street
Seattle, WA 98155

Enterprise Irrigation District
4806 Highway 39
Klamath Falls, OR 97601

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 DAVID E. FENNELL, attorney for 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 Bellevue, Washington, on 6-13-99. 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.

Subscribed and sworn to before me on 12/13, 1999, by Juan Sanchez
[Signature]
[Signature]
Notary Public for Washington
Residing at King County
My commission expires: 03-17-03

KAREN MICHELLE HARDY
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES 3-17-03

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from Halstead, James R. and Angea Lee
Grantor

to
DAVID E. FENNELL,

Trustee

File No. 7445.20047

After recording return to:
ROUTH CRABTREE & FENNELL
Attn: Shannon Blood
PO Box 4143
Bellevue, WA 98009-4143

\$ 41.00
m

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by James R. Halstead and Angea Lee Halstead, as grantor, to U. S. Bank of Washington, National Association, as trustee, in favor of U. S. Bancorp Home Loans, as beneficiary, dated 11/22/95, recorded 11/30/95, in the mortgage records of Klamath County, Oregon, in Volume M95, Page 32804 and subsequently assigned to Nationsbank Mortgage Corporation aka Bank of America N.A. by Assignment recorded as Volume M95, Page 34037, covering the following described real property situated in said county and state, to wit:

The South 107 feet of Lots 4 and 5, Block 2, Bryant Tracts No. 2, in the County of Klamath, State of Oregon.

PROPERTY ADDRESS: 1665 Dayton Street
Klamath Falls, OR 97603

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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: monthly payments of \$521.14 beginning 03/01/99; plus late charges of \$17.01 each month beginning 03/16/99; plus prior accrued late charges of \$0.00; plus advances of \$125.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

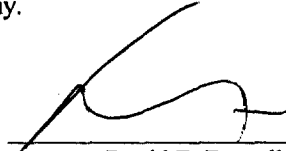
By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$56,914.20 with interest thereon at the rate of 7.88 percent per annum beginning 02/01/99; plus late charges of \$17.01 each month beginning 03/16/99 until paid; plus prior accrued late charges of \$0.00; plus advances of \$125.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on 04/14/00 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, 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 described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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

12/1, 1999


David E. Fennell -- Trustee

For further information, please contact:

Shannon Blood
ROUTH CRABTREE & FENNELL
PO Box 4143
Bellevue, WA 98009-4143
(425) 586-1900
File No. 7445.20047/Halstead, James R. and Angea Lee

State of Washington, County of King).ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

David E. Fennell -- Trustee

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

PROOF OF SERVICE

7829

STATE OF OREGON)
County of Klamath) ss.

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, along with a copy of Notice Under the Fair Debt Collection Practices Act, upon the OCCUPANTS at the following address:

1665 DAYTON STREET, KLAMATH FALLS, OREGON 97603, as follows:

Personal service upon Mike Swagert, by delivering said true copy, personally and in person, at above address on Dec 10,, 1999 at 9:05 a.m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 199__ at ____:____ m.

Substitute service upon Kim Swagert, by delivering said true copy, at his/her usual place of abode as indicated above, to Mike Swagert (17) who is a person over the age of 14 years and a member of the household on Dec. 10,, 1999 at 9:05 a.m.

Substitute service upon Tim Phillips, by delivering said true copy, at his/her usual place of abode as indicated above, to Mike Swagert (17) who is a person over the age of 14 years and a member of the household on Dec. 10, 1999 at 9:05 a.m.

I declare under the penalty of perjury that the above statement is true and correct.

Dave Stuck 180537

SUBSCRIBED AND SWORN to before me this 13th day of December, 1999.

Shenna A. Foeller
Notary Public for Oregon

Affidavit of Publication

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 2883

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 6, 13, 20, 27, 2000

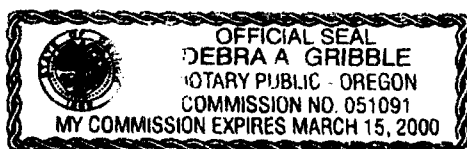
Total Cost: \$662.44

Subscribed and sworn before me this 27th
day of February 2000

Debra A. Grizzle

Notary Public of Oregon

My commission expires 3-15-2000



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by James R. Halstead and Angea Lee Halstead, as grantor, to U. S. Bank of Washington, National Association, as trustee, in favor of U. S. Bancorp Home Loans, as beneficiary, dated 11/20/95, recorded 11/30/95, in the mortgage records of Klamath County, Oregon, in Vol. M95, page 32804 and subsequently assigned to Nationsbank Mortgage Corporation aka Bank of America N. A. by Assignment recorded as Vol. M95, page 34037, covering the following described real property situated in said county and state, to wit:

The South 107 feet of Lot 4 and 5, Block 2, Bryant Tracts No. 2, in the County of Klamath, State of Oregon.

PROPERTY ADDRESS: 1665 Dayton Street
Klamath Falls, Oregon 97603

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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: monthly payments of \$521.14 beginning 3/1/99; plus late charges of \$17.01 each month beginning 3/16/99; plus prior accrued late charges of \$0.00; plus advances of \$125.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by

the beneficiary for the protection of the above described real property and its interest therein.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust

deed immediately due and payable, said sums being the following, to wit: \$56,914.20 with interest thereon at the rate of 7.88 percent per annum beginning 2/1/99; plus late charges of \$17.01 each month beginning 3/16/99 until paid; plus prior accrued late charges of \$0.00; plus advances of \$125.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on 4/14/00 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the first floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 dis-

missed 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: December 1, 1999.

David E. Fennell
Trustee

For further information, please contact:

Shannon Blood
ROUTH CRABTREE & FENNELL
P. O. Box 4143
Bellevue, Washington 98009-4143
(425) 586-1900
File No. 7445.20047/Halstead, James R., and Angea Lee

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
#2883 February 6, 13, 20, 27, 2000

State of Oregon, County of Klamath
Recorded 3/10/00, at 11:49 a.m.
In Vol. M00 Page 7826
Linda Smith,
County Clerk Fee \$ 41.00