

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

200 MAY 19 PM 3:28
MTC 50138

Vol M00 Page 18343

State of Oregon, County of Klamath
Recorded 05/19/00, at 3:28 p m.
In Vol. M00 Page 18343
Linda Smith,
County Clerk Fee \$ 56⁰⁰

*This Space For County Recording Use Only
as of 8-1-98*

AFTER RECORDING RETURN TO

*name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.*

*Cal - Western Reconveyance Corporation
P.O. Box 22004
El Cajon, CA 92022-9004*

**MARK NAME(S) OF ALL THE TRANSACTION(S) described in the attached instrument. Fill in the Original Grantor on
Trust Deed and the Beneficiary as indicated. Each Affidavit of Mailing Notice of Sale or Affidavit of Publication Notice of
Sale or Proof of Service will be considered a transaction.**



AFFIDAVIT OF MAILING NOTICE OF SALE *(must have trustee's notice of sale attached)*



AFFIDAVIT OF PUBLICATION NOTICE OF SALE



PROOF OF SERVICE

Original Grantor on Trust Deed

Beneficiary

56.00
M

1 of 8

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation
P.O. Box 22004
525 East Main Street
El Cajon, CA 92022-9004

(Recorder's Use)

T.S. NO. : 1021572-03
LOAN NO. : 1092636834

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

I, Erin Swanson being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of 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 registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

NAME & ADDRESS

SEE ATTACHED

CERTIFIED NO.

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by ESTHER P CHAMBERLAIN, for CAL-WESTERN RECONVEYANCE CORPORATION, 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 mail in EL CAJON, CALIFORNIA, on 03/08/2000. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

STATE OF CALIFORNIA } SS
COUNTY OF SAN DIEGO }

On 3-8-00 before me, the undersigned,
a Notary Public in and for said State, personally appeared

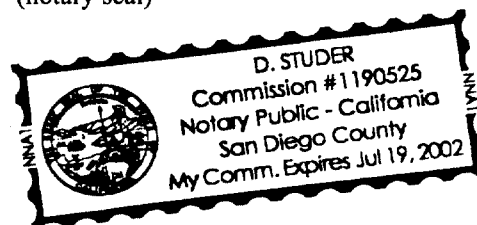
Erin Swanson
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

ANOSOR

(notary seal)



Rev. 06/24/98

AFF

18345

TRUSTEE'S NOTICE OF SALE

Loan No: 1092636834

T.S. No: 1021572-03

Reference is made to that certain deed made by ,

STEVEN L. SAFFER, AND SHARON L. SAFFER,

as Grantor to

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as Trustee, in favor of

JACKSON COUNTY FEDERAL BANK,

as Beneficiary,

dated October 13, 1993, recorded October 18, 1993, in official records of KLAMATH County, Oregon in book/reel/volume No. M93 at page No. 27227, fee/file/instrument/microfile/reception No. 69877(indicated which), covering the following described real property situated in said County and State, to-wit:

LOT 6 IN BLOCK 1 OF TRACT 1182, GREEN KNOLL ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, 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(3) 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, 1999 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$1,128.09 Monthly Late Charge \$56.40

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit; The sum of \$159,341.10 together with interest thereon at the rate of 6.875 % per annum from 09/01/1999 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on July 11, 2000 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at ON THE SECOND FLOOR LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 317 SOUTH 7TH

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 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 Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

Loan No: 1092636834
T.S. No: 1021572-03

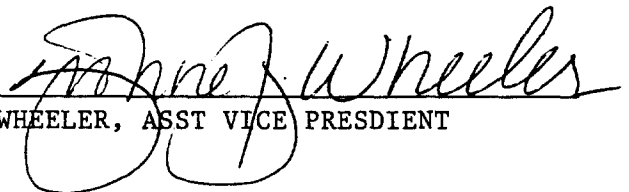
TRUSTEE'S NOTICE OF SALE

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: February 24, 2000

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION
(619)590-9200 Ext.

Signature/By: 
YVONNE J. WHEELER, ASST VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } SS

I, the undersigned, certify that I am the Trustee 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

18347

DC0026R1 REEAE Sender: Cal-Western Reconveyance Corporation Page: 1
8:59:08 03/08/00 P.O. Box 22004
525 East Main Street
El Cajon CA 92022-9004

OR - NOS MLG 28.80
Postage:

Affidavit Attachment
Article # Name & Address

2070763872 T.S. No.: 1021572-03 # 005
KEY BANK OF OREGON
1217 CRATER LAKE AVENUE
MEDFORD OR 97504

2070763874 T.S. No.: 1021572-03 # 002
SHARON L SAFFER
1930 GINGER LANE
KLAMATH FALLS OR 97601

2070763876 T.S. No.: 1021572-03 # 004
SHARON L SAFFER
845 WAUNA VISTA DR
WALLA WALLA WA 99362-4259

Article # Name & Address

2070763873 T.S. No.: 1021572-03 # 001
STEVEN L SAFFER
1930 GINGER LANE
KLAMATH FALLS OR 97601

2070763875 T.S. No.: 1021572-03 # 003
STEVEN L SAFFER
845 WAUNA VISTA DR
WALLA WALLA WA 99362-4259

5 of 8

Affidavit of Publication

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#3052

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:

April 4, 11, 18, 25, 2000

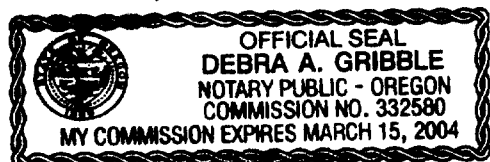
Total Cost: \$621.00

Subscribed and sworn before me this 25th
day of April 20 00

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15, 2004



| | |
|--|--|
| TRUSTEE'S NOTICE OF SALE Loan No: 1092636834 T.S. No: 1021572-03 68508 Reference is made to that certain deed may by, STEVEN L. SAFFER, AND SHARON L. SAFFER, as Grantor MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as Trustee, in favor of JACKSON COUNTY FEDERAL BANK, as Beneficiary, Dated October 13, 1993, recorded October 18, 1993, in official records of Klamath County, Oregon in book/reel/volume No. M93 at page No. 27227, fee/file/instrument/microfile/reception No. 69877 (indicated which), covering the following described real property situated in said County and State, to-wit: Lot 6 in Block 1 of Tract 1182, Green Knoll Estates, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, 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(3) 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, 1999 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. | Monthly payment \$1,128.09 Monthly Late Charge \$56.40 By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$159,341.10 together with interest thereon at the rate of 6.875% per annum from 09/01/99 until paid, plus all accrued late charge thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms and conditions of said deed of trust. Whereof, notice hereby is given that, CALWESTERN RECONVEYANCE CORPORATION the undersigned trustee will on July 11, 2000 at the hour of 1:00 P.M., Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at ON THE SECOND FLOOR LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 317 SOUTH 7TH 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 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 Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation 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 neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: February 24, 2000 CALWESTERN RECONVEYANCE CORPORATION 525 EAST MAIN STREET P.O. BOX 22004 EL CAJON CA 92022-9004 CALWESTERN RECONVEYANCE CORPORATION (619) 590-9200 Ext. YVONNE J. WHEELER, ASST. VICE PRESIDENT |
|--|--|

STATE OF CALIFOR-
NIA COUNTY OF SAN
DIEGO) SS

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

ESTHER P. CHAM,
BERLAIN TRUSTEE
SALE OFFICER
#3052 April 4, 11, 18, 25,
2000

18350

08508
1021572-03

PROOF OF SERVICE JEFFERSON STATE ADJUSTERS

STATE OF OREGON

COUNTY OF

Klamath

COURT CASE NO. _____

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"/> | <input type="checkbox"/> Subpoena |

☒ Trustee's Notice of Sale

For the within named:

Occupants of 1930 Ginger Lane

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

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Debbie Fahner, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Mike Fahner

☐ 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, _____ within _____ County.



1930 Ginger Lane
ADDRESS OF SERVICE STREET
Klamath Falls
CITY

Oregon
STATE

UNIT / APT / SPC#

97601
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.

Mar. 6, 2000
DATE OF SERVICE

3:10 a.m. ☐ p.m. ☒
TIME OF SERVICE

SIGNATURE

Dave Shuck8 of 8

or not found
PRINTED IN OREGON

TEK 212