

**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.**

Vol MOQ Page 23518

2000 JUN 28 AM 10:53

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

AFTER RECORDING RETURN TO

H & L SERVICES INC.
1111 Third Avenue #3400
Seattle, Wa 98101

K54596

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

 AFFIDAVIT OF PUBLICATION NOTICE OF SALE

 PROOF OF SERVICE

Original Grantor on Trust Deed

Edward M Scott and L. Joi Scott

Beneficiary

Washington Mutual Bank

K71-

The above 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 Steven G. Jones, attorney for the trustee named in the notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in a United States post office at Seattle, Washington, on 2/25, 2000. 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 the notices was/were mailed after the notice of default and election to sell described in said notice of sale was recorded.

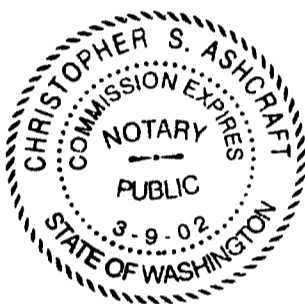
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Jeff Jones
(Affiant)

Subscribed and sworn to before me this 25th day of February, 2000.

Christopher S. Ashcraft

Christopher S. Ashcraft
Notary Public in and for the State of
Washington, residing at: Seattle
My Commission Expires: 3/9/02



RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

H&L Services, Inc., Trustee
1111 Third Avenue, #3400
Seattle, WA 98101

SCOTT
80722-30894

AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by EDWARD M. SCOTT AND L. JOI SCOTT, AS TENANTS BY THE ENTIRETY, as grantor, to ASPEN TITLE & ESCROW, INC., as trustee, in favor of WASHINGTON MUTUAL BANK, as beneficiary, dated September 20, 1996, recorded October, 3, 1996, in the mortgage records of Klamath County, Oregon, in Volume M96 Page 31460, covering the following described real property situated in Klamath County, Oregon, to-wit:

THE EAST 2 FEET OF LOT 19 AND THE WEST 68 FEET OF LOT 20, SUNRISE PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

commonly known as: 4246 BRISTOL AVE., KLAMATH FALLS, OR 97603

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 86.753(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Failure to pay the following past due amounts, which are in arrears:

MONTHLY PAYMENTS:

9 monthly payments at \$799.26 each; (June 1, 1999 through February 21, 2000.)	\$7,193.34
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LATE CHARGES:

9 late charges of \$31.99 for each monthly payment not made within 15 days of its due date.	287.91
Other Fees/Costs:	24.75

TOTAL MONTHLY PAYMENTS AND LATE CHARGES:	\$7,506.00
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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:

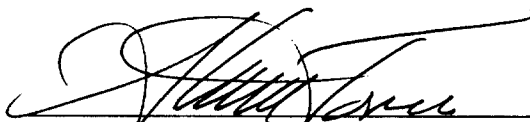
\$78,835.99 Principal Balance; plus interest thereon at the rate of 8.875% from May 1, 1999 until paid; plus late charges of \$287.91 through February 21, 2000; plus \$31.99 for every month thereafter the regular payment is more than 15 days late; plus unpaid real property taxes; plus any reserve account shortage; less any unapplied funds; plus all sums expended by beneficiary to protect its interest during the pendency of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 30, 2000, at the hour of 10:00 o'clock, A.M., in accordance with the standard of time established by ORS 187.110, at the front entrance of the Klamath Courthouse, 317 South 7th 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 said 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 the grantor's successors in interest acquired after the execution of grantor 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 the 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.

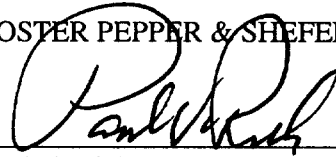
DATED: February 21, 2000.


 Steven G. Jones, Successor Trustee
 C/O H&L SERVICES, INC.
 1111 THIRD AVENUE, #3400
 Seattle, Washington 98104-7006
 (206) 386-5470

STATE OF WASHINGTON)
) ss
 COUNTY OF K I N G)

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named successor trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

FOSTER PEPPER & SHEFELMAN PLLC


 Paul V. Rieke
 Attorney for Successor Trustee

NOTICE REQUIRED BY THE FAIR DEBT COLLECTION
PRACTICES ACT, 15 U.S.C. § 1692

1. The amount of the debt is stated in the Trustee's Notice of Sale attached hereto.
2. The beneficiary named in the attached Trustee's Notice of Sale is the creditor to whom the debt is owed.
3. The debt described in the Trustee's Notice of Sale attached hereto will be assumed to be valid by the trustee unless the debtor, within 30 days after the receipt of this notice, disputes the validity of the debt or some portion thereof.
4. If the debtor notifies the trustee in writing within 30 days of receipt of this notice that the debt or any portion thereof is disputed, the trustee will provide verification of the debt, and a copy of the verification will be mailed to the debtor by the trustee.
5. If the creditor named as beneficiary in the attached Trustee's Notice of Sale is not the original creditor, and if the debtor makes a written request to the trustee within 30 days from receipt of this notice, the name and address of the original creditor will be mailed to the debtor by the trustee.
6. Written requests or objections should be addressed to: Steven G. Jones, C/O H&L Services, Inc., 1111 3rd Avenue, Suite 3400, Seattle, WA 98101.

IN THE _____ COURT OF THE STATE OF Oregon
COUNTY OF _____ : COURT CASE NO. _____

23524

Hdl

Washington Mutual Bank, FA

vs

Edward M. Scott
etal

AFFIDAVIT/PROOF OF SERVICE

STATE OF OREGON)

) SS.

County of Multnomah

I hereby certify that on the 29th day of February, 192000, at the hour of 11:30AM,
I served Joi Scott and Edward Scott & All occupant by:

Joi Personal Service (personally and in person)

Edward 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

xxxx Other: Amended

Writ of Garnishment

Order

Citation

Notice

Small Claims

Affidavit

Subpoena

Decree

Together with a copy of _____

To Joi Scott, Co occupant At 4246 Bristol Ave.
Klamath Falls, OR 97603

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
2nd day of Mar., 19 2000

Capitol Investigation Company
JEFF STATE

CS

Papers
Received From ASAP
P O Box 276420
Sacramento, CA 95827

Remit to: CAPITOL	Service Fee	\$ 45.00
P.O. Box 3225	Mileage	\$ 0.00
Portland, OR 97208	Rush/Emergency	\$ 0.00
Date: 03/02/2000	Incorrect Add.	\$ 0.00
File No. 00-04905-M		\$
Client No. 383647	Amount Paid	\$ 0.00
	TOTAL DUE	\$ 45.00

IN THE COURT STATE OF OREGON, COUNTY OF

Washington Mutual Bank, FA)	
)	
Plaintiff,)	NO.
V.)	NOTICE OF
)	SUBSTITUTE SERVICE
Edward M. Scott)	
etal)	
Defendant(s).)	

TO DEFENDANT(S): Edward Scott & All occupant

YOU ARE HEREBY NOTIFIED that service of TRUSTEE'S NOTICE OF SALE, AMENDED in the above cause was made upon you by SUBSTITUTE service at the address below, your usual place of abode.

DATE AND TIME OF SERVICE:	February 29th, 2000	11:30AM
TO WHOM THE DOCUMENTS	Joi Scott, Co occupant	
WERE DELIVERED:	4246 Bristol Ave.	
	Klamath Falls, OR 97603	

Capitol Investigation Co., LTD.
P.O. Box 3225
Portland, OR 97208

AFFIDAVIT OF MAILING

STATE OF OREGON)	
)ss	DATE: 03/02/2000
County of Multnomah)	

I, THE UNDERSIGNED, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I CAUSED TO BE MAILED TO THE DEFENDANT(S) WHOSE NAME AND ADDRESS APPEARS BELOW, TRUE, EXACT AND COMPLETE COPIES OF THE FOREGOING NOTICE, AND OF THE TRUSTEE'S NOTICE OF SALE, AMENDED HEREIN REFERRED TO, BY CAUSING SAME TO BE DEPOSITED IN THE UNITED STATES MAIL AT Portland, OREGON, ON SAID DATE, ADDRESSED AS SHOWN, WHICH IS THE USUAL PLACE OF ABODE OF SAID DEFENDANT(S) BEING THE ADDRESS AT WHICH SUBSTITUTE SERVICE OF TRUSTEE'S NOTICE OF SALE, AMENDED THEREIN WAS HERETOFORE MADE UPON SAID DEFENDANT(S).

Amagallon

SUBSCRIBED AND SWORN TO BEFORE ME
THE DAY AND YEAR LAST ABOVE WRITTEN:

Edward Scott & All occupant
4246 Bristol Ave.
Klamath Falls, OR 97603

UWMS



**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 4246 Bristol Ave.

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

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

☐ 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.

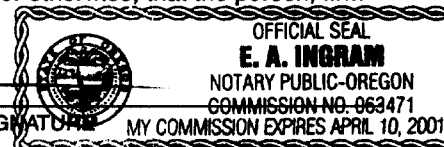
4246 Bristol Avenue
ADDRESS OF SERVICE STREET
Klamath Falls CITY
Oregon STATE
UNIT / APT. / SPC# 97603 ZIP

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.

Feb. 29, 2000 DATE OF SERVICE
11:30 a.m. ☒ p.m. ☐ TIME OF SERVICE

or not found
PRINTED IN OREGON

Dave Shuck



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#3169

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:

May 17, 24, 31, 2000

June 7, 2000

Total Cost:

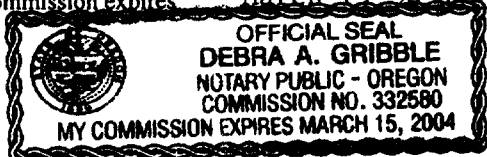
Larry L. Wells

Subscribed and sworn before me this 7th
day of June 2000

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15, 2004



TRUSTEE'S NOTICE OF SALE

SCOTT 80722-30894

Reference is made to that certain trust deed made by Edward M. Scott and L. Joi Scott, as Tenants by the entirety, as grantor to Aspen Title & Escrow, Inc., as trustee in favor of Washington Mutual Bank, as beneficiary dated September 20, 1996, recorded October 3, 1996, in the mortgage records of Klamath County, Oregon, in Volume M96-31460, covering the following described real property situated in Klamath County, Oregon, to-wit:

The East 2 feet of Lot 19 and the West 68 feet of Lot 20, Sunrise Park, in the County of Klamath, State of Oregon, commonly known as 4246 Bristol Ave, 317 South 7th Street, 2nd Floor, in the City of Klamath Falls, Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property deed and a notice of default which the grantor had pursuant to Oregon Revised Statutes

86.753(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums.

Failure to pay the following past due amounts which are in arrears: MONTHLY PAYMENTS: 9 monthly payments at \$799.26 each; \$7,193.34 (June 1, 1999 through February 21, 2000) LATE CHARGES: 9 late charges of \$31.99 for each monthly payment not made within 15 days of its due date. 287.91; Other Fees/Costs 24.75; TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$7,506.00

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: \$78,835.99. Principal

Balance; plus interest thereon at the rate of 8.875% from May 1, 1999 until paid; plus late charges of \$287.91 through February 21, 2000; plus \$31.99 for every month thereafter the regular payment is more than 15 days late; plus unpaid real property taxes; plus any reserve account short-ages; less any unapplied funds; plus all sums expended by beneficiary to protect its interest during the pendency of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 30, 2000 at the hour of 10:00 o'clock, A.M. in accordance with the standard of time established by ORS 187.110, at the front entrance of the Klamath Courthouse, 317 South 7th Street, 2nd Floor, in the City of Klamath Falls, Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property deed and a notice of default which the grantor had pursuant to Oregon Revised Statutes

with any interest which the grantor or the grantor's successors in interest acquired after the execution of grantor of the trust deed, together with any interest which the grantor or the grantor's successors in interest acquired after the execution of grantor 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 the 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: February 21, 2000

Steven G. Jones, Successor Trustee C/O H&L Services, Inc., 1111 Third Avenue

#3400, Seattle, Washington 98104-7006, (206) 386-5470, State of Washington, County of King.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named successor trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Foster Pepper & Shefelman PLLC, Paul V. Rieke, Attorney for

Successor Trustee, NOTICE REQUIRED BY THE FAIR DEBT COLLECTION PRACTICES ACT, 15 U.S.C. § 1692

383647

1. The amount of the debt is stated in the Trustee's Notice of Sale attached hereto.

2. The beneficiary named in the attached Trustee's Notice of Sale is the creditor to whom the debt is owed.

3. The debt described in the Trustee's Notice of Sale attached hereto will be assumed to be valid by the trustee unless the debtor, within 30 days after the receipt of this notice, disputes the validity of the debt or some portion thereof.

4. If the debtor notifies the trustee in writing within 30 days of receipt of this notice that the debt or any portion thereof is disputed, the trustee will provide verification of the debt, and a copy of the verification will be mailed to the debtor by the trustee.

5. If the creditor named as beneficiary in the attached Trustee's Notice of Sale is not the original creditor, and if the debtor makes a written request to the trustee within 30 days from receipt of this notice, the name and address of the original creditor will be mailed to the debtor by the trustee.

6. Written requests or

objections should be addressed to: Steven G. Jones, C/O H&L Services, Inc., 1111 3rd Avenue, Suite 3400, Seattle, WA 98101.

ASAP383647 05/17, 05/24, 05/31, 06/07
#3169 May 17, 24, 31,
2000 June 7, 2000

23527

State of Oregon, County of Klamath
Recorded 06/28/00, at 10:54 a.m.
In Vol. M00 Page 23518
Linda Smith,
County Clerk Fee\$ 71⁰⁰