

200 JUL 13 PM 2:25

Vol M00 Page 25593

After recording return to:
BISHOP, LYNCH & WHITE, P.S.
720 Olive Way, #1301
Seattle, WA 98101-1801
Attn: Lauri J. Langton
Nixon, 230-2639.01

K55379

NOTICE: WE ARE ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR PURPOSES OF DEBT COLLECTING.

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Gordon M. Nixon and Joycelyn M. Nixon, as tenants by the entirety, as grantor, to Aspen Title and Escrow, as trustee, in favor of Transamerica Financial Services, as beneficiary, dated June 10, 1996, recorded June 14, 1996, in the mortgage records of Klamath County, Oregon, in Volume M96, Page 17877, covering the following described real property situated in said county and state, to-wit:

LOT 4, BLOCK 3, MAZAMA GARDENS, IN THE COUNTY OF KLAMATH, STATE OF OREGON

Commonly known as: 3810 Mazama, 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 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments:

Delinquent Monthly Payments due from September 14, 1999 through March 14, 2000:

Total Delinquency \$2,481.00

Late Charges: Included in above figure

TOTAL MONTHLY PAYMENTS AND LATE CHARGES \$2,481.00

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, to-wit:

Unpaid principal balance \$26,233.75, plus interest at the current rate of 12.99% which is subject to change, from August 14, 1999, additional late charges, advances, foreclosure fees and costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 9, 2000, at the hour of 11:00 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the front entrance to the County Courthouse, located at 316 Main Street, Klamath Falls, of Klamath County, 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), paying all advances authorized under the trust deed, including all costs and expenses incurred in enforcing the obligation and trust deed, and by curing any other default complained of therein 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: April 4, 2000.

Robin P. Church
Robin P. Church, Trustee

State of Washington)
) ss.
County of King)

I certify that I know or have satisfactory evidence that ROBIN P. CHURCHYY is the person who appeared before me, and said person acknowledged that she signed the attached Trustee's Notice of Sale and acknowledged it to be her free and voluntary act and deed and for the uses and purposes mentioned in the instrument.

Dated this 4 day of April, 2000.

Lauri J. Langton
PRINTED NAME: Lauri J. Langton

Notary Public in and for the State of
Washington, residing at Seattle.
My Commission Expires: 7-15-00.

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

For Information Contact:

Bishop, Lynch & White, P.S.
720 Olive Way, #1301
Seattle, WA 98101-1801
(206) 622-7527
Ref: Nixon, 230-2639.01



PROOF OF SERVICE

25595

STATE OF OREGON)
) ss.
County of Klamath)

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, upon the **OCCUPANTS** at the following address:

3810 MAZAMA, KLAMATH FALLS, OREGON 97603, as follows:

Personal service upon Gordon M Nixon, by delivering said true copy, personally and in person, at the above address on April 10, 2000 at 6:27 P.m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2000 at _____:_____ .m.

Substitute service upon Joycelyn M Nixon, by delivering said true copy, at his/her usual place of abode as indicated above, to Gordon M Nixon who is a person over the age of 14 years and a member of the household on April 10, 2000 at 6:27 P.m.

Substitute service upon _____, by delivering said true copy, at his/her usual place of abode as indicated above, to _____ who is a person over the age of 14 years and a member of the household on _____, 2000 at _____:_____ .m.

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

Jeffrey K Hamar
JEFFREY K. HAMAR 184834

SUBSCRIBED AND SWORN to before me this 11th day of APRIL, 2000.

Theresa A Foeller
Notary Public for Oregon



230-2639.01/NIXON

CERTIFICATE OF MAILING

STATE OF OREGON)
) ss.
County of Multnomah)

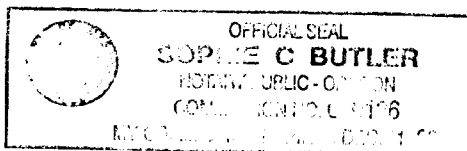
I, Kelly Zurawski, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On April 11, 2000, I mailed a true copy of the Trustee's Notice of Sale, via First Class Mail, postage pre-paid, together with a statement of the date, time, and place at which substitute service was made, to Joycelyn Nixon.

The envelope was addressed as follows: Joycelyn Nixon
3810 Mazama
Klamath Falls, OR 97603

I declare under the penalty of perjury that the above statements are true and correct.

Kelly Zurawski
KELLY ZURAWSKI 184834

SUBSCRIBED AND SWORN TO BEFORE ME this 11th day of April, 2000.



Sophie C Butler
Notary Public for Oregon

AFFIDAVIT OF MAILING
Trustee's Notice of Sale

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I, Lauri J. Langton, 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 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 addresses, to-wit:

SEE Exhibit "A" Attached hereto and incorporated herein by this reference.

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 Krista L. White, trustee named in said notice; each such copy was contained in a sealed envelope, 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 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.

Lauri J. Langton
Lauri J. Langton

SUBSCRIBED AND SWORN TO before me this 5 day of April, 2000.

Robin Burris
PRINTED NAME: Robin Burris

NOTARY PUBLIC in and for the State of
Washington residing at Seattle.
My Appointment Expires: 6-27-04.

AFTER RECORDING RETURN TO:

BISHOP, LYNCH & White, P.S.
720 Olive Way, Suite 1600
Seattle, WA 98101-1801
Attn: Lauri J. Langton
FOR BASE\OREGON\NOD.FRM REV 4/4/00

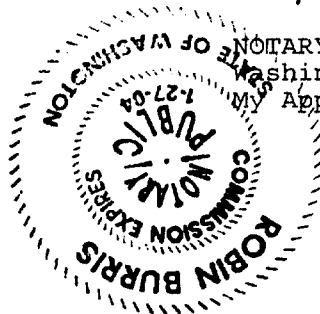


EXHIBIT A

Gordon M. Nixon
3810 Mazama Drive
Klamath Falls, OR 97603

Joycelyn M. Nixon
3810 Mazama Drive
Klamath Falls, OR 97603

Occupants of the Premises
3810 Mazama Drive
Klamath Falls, OR 97603

Gordon M. Nixon
2261 South 6th Suite #2
Klamath Falls, OR 97602

Joycelyn M. Nixon
2261 South 6th Suite #2
Klamath Falls, OR 97602

Klamath Project
Klamath Irrigation District
640 Kid Lane
Klamath Falls, OR 97603

Joycelyn M. Nixon
1745 Washburn
Klamath Falls, OR 97601

Gordon M. Nixon
1745 Washburn
Klamath Falls, OR 97601

State of Oregon
900 Court Street N.E.
Salem, OR 97310

County of Klamath
Legal Department
3300 Vandenburg Road
Klamath Falls, OR 97603

State of Oregon
Attorney General
1162 Court Street N.E.
Salem, OR 97310

Heller Financial Leasing, Inc.
c/o Donald R. Slayton, Atty
440 E. Broadway #160
Eugene, OR 97401

Dakota Data, Inc.
1035 Main Street
Klamath Falls, OR 97601-5812

Robert A. Millard
1035 Main Street
Klamath Falls, OR 97601-5812

State of Oregon
Employment Dept.
875 Union Street NE #107
Salem, OR 97311

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#3241

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:

June 7, 14, 21, 28, 2000

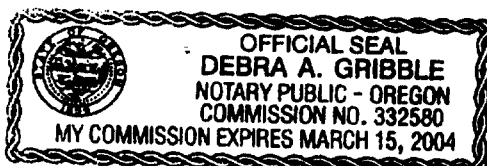
Total Cost: \$688.50

Subscribed and sworn before me this 28th
day of June 20 00

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 20 04



NOTICE: WE
ARE ATTEMPTING TO
COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR
P U R P O S E S
OF DEBT COLLECT-
ING.
TRUSTEE'S NOTICE
OF SALE

Reference is
made to that certain
trust deed made by
Gordon M. Nixon and
Joycelyn M. Nixon, as
tenants by the entirety,

as grantor, to Aspen Ti-
tle and Escrow, as trustee,
in favor of Transamerica
Financial Services, as beneficiary,
dated June 10, 1996,
recorded June 14, 1996,
in the mortgage
records of Klamath
County, Oregon, in Vo-
lume M96, Page 17877,
covering the following
described real property
situated in said county
and state, to-wit:

LOT 4, BLOCK 3, MA-
ZAMA GARDENS, IN

THE COUNTY OF
KLAMATH, STATE OF OR-
EGON

Commonly known
as: 3810 Mazama, 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 re-
vised Statutes

86.735(3); the default
for which the fore-
closure is made is gran-
tor's failure to pay
when due the following
sums:

Monthly payments:
Delinquent Monthly
Payments due from
September 14, 1999
through March 14, 2000:
Total Delinquency

\$2,481.00
Late Charges, Included
in above figure
TOTAL MONTHLY
PAYMENTS AND

LATE CHARGES

\$2,481.00
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, to-
wit:

Unpaid principal
balance \$26,233.75, plus
interest at the current
rate of 12.99% which is
subject to change, from
August 14, 1999, addi-
tional late charges, ad-
vances, foreclosure
fees and costs.

WHEREFORE,
notice hereby is given
that the undersigned
trustee will on August
9, 2000, at the hour of
11:00 o'clock a.m., in
accord with the stan-
dard of time estab-
lished by ORS 187.110,
at the front entrance to
the County Courthouse,
located at 316 Main
Street, Klamath Falls,
of Klamath County,
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 exe-
cution by grantor of the
said trust deed together
with any interest which
the grantor or grantor's
successors in interest
acquired after the exe-
cution of said trust
deed, to satisfy the
foregoing obligations
thereby secured and
the costs and expenses
of sale, including a rea-
sonable 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 pay-
ment to the beneficiary
of the entire amount
then due (other than
such portion of the
principal as would not
then be due had no de-
fault occurred), paying
all advances authorized
under the trust deed,

including all costs and
expenses incurred in en-
forcing the obligation
and trust deed, and by
curing any other de-
fault complained of
therein that is capable
of being cured by ten-
dering the performance
required under the obli-
gation or trust deed,
and in addition to pay-
ing said sums or ten-
dering the performance
necessary to cure the
default, by paying all
costs and expenses ac-
tually incurred in en-
forcing the obligation
and trust deed, togeth-
er with trustee's and
attorney's fees not ex-
ceeding the amounts
provided by ORS 86.753.
In construing this
notice, the singular in-
cludes the plural, the
word "grantor" includes
any successor in inter-
est to the grantor as
well as any person ow-
ing an obligation, the
performance of which
is secured by said trust
deed, and the words
'trustee' and 'benefici-
ary' include their re-
spective successors in
interest, if any.

DATED: April 4, 2000
Robin P. Church, Trust-
ee
State of Washington
County of Kingss.
I certify that I
know or have satisfac-
tory evidence that
ROBIN P. CHURCHYY

25601

RECEIVED

JUL 07 2000

BISHOP, LYNCH, & WHITE, P.S.

State of Oregon, County of Klamath
Recorded 07/13/00, at 2:25 p.m.
In Vol. M00 Page 25593
Linda Smith,
County Clerk Fee \$ 61⁰⁰

is the person who ap-
peared before me, and
said person acknowl-
edged that she signed
the attached trustee's
Notice of Sale and ac-
knowledged it to be her
free and voluntary act
and deed and for the
uses and purposes men-
tioned in the instru-
ment.

Dated this 4th day of

April 2000

Laurie Langton

Notary Public in and

for the State of

Washington, residing at

Seattle.

My Commission Ex-

pires: 7-15-00

I, the undersigned,

certify that the

foregoing is a complete

and exact copy of the

original trustee's notice

of sale.

For Information Con-

tact:

Bishop, Lynch & White

P.S.

720 Olive Way, #1301

Seattle, WA 98101-1801

(206) 622-5527

Ref: Nixon, 230-2639.01

#3241 June 7, 14, 21, 28,

2000