

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Josephine) ss.

I, Ronald B. Versteeg, being first duly sworn, say that:

At all times material to this notice, I was a resident of the State of Oregon, a competent person over the age of eighteen, and not the beneficiary or a successor in interest to the beneficiary of the trust deed described in the attached original Trustee's Notice of Sale.

I certify that on May 3, 2000 I served true copies of the attached Trustee's Notice of Sale by both first class and certified mail with return receipt requested, to the following named persons (or their legal representatives, where so indicated) at their last known addresses, to-wit:

NAME	ADDRESS
Armando Tony Sandoval	5845 Kester Avenue Van Nuys, CA 91411
Candida J. Labrador	5845 Kester Avenue Van Nuys, CA 91411

The above-named 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 pursuant to ORS 86.785.

Each notice was certified to be a true copy of the original by Ronald B. Versteeg, as attorney for the trustee. The notices were mailed at Cave Junction, Oregon.

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

Ronald B. Versteeg
Ronald B. Versteeg

SUBSCRIBED and SWORN to before on May 3, 2000.



Marilyn Versteeg
Notary Public for Oregon
My Commission Expires: 12-17-2001

Return:

RONALD B. VERSTEEG
ATTORNEY AT LAW
435 Junction Avenue
P.O. Box 2437
Cave Junction, Oregon 97523
Phone: (541) 592-4381
Fax: (541) 592-4384

TRUSTEE'S NOTICE OF SALE

The obligations secured by the trust deed described in this notice are in default and the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 through ORS 86.795. No action is currently pending to recover any part of the debt secured by the trust deed.

The following information is given pursuant to ORS 86.735 and ORS 86.745:

1. **TRUST DEED:** The trust deed was executed by Armando Tony Sandoval and Candida J. Labrador, as Grantor; to Mountain Title Company of Klamath County, as Trustee; for the benefit of Trustees of the Robert R. and Betty J. Langfield Trust, as Beneficiary. The trust deed is dated January 5, 1996, and was recorded January 9, 1996, in Volume M96, Page 763, in the Mortgage Records of Klamath County, Oregon.

2. **PROPERTY:** The property encumbered by the trust deed is situated in Klamath County, Oregon, and is more particularly described as follows:

Lots 1 and 2 in Block 85 of Klamath Forest Estates, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. **DEFAULTS:** This foreclosure is a result of the following defaults:

Failure to pay the monthly installment payments of \$118.98 each, falling due on June 8, 1996, and on the 8th day of each month thereafter; Failure to pay real property taxes for 1996-97, 1997-98, 1998-99, and 1999-2000; Failure to pay dues and assessments to the Klamath Falls Forest Estates, Unit 4 Road Maintenance Association.

4. **BALANCE OWING:** The following sums are owing on the obligation secured by the trust deed:

The entire unpaid principal balance of Four Thousand One Hundred Thirteen and sixty-four/100ths Dollars (\$4,113.64), with interest thereon at the rate of 9% per annum from June 17, 1996 until paid; together with the further sum of \$113.38 paid by beneficiary to the Klamath County Tax Collector, with interest thereon from September 2, 1997 until paid; together with the further sum of \$313.00 paid by beneficiary to the Klamath County Tax Collector, with interest thereon from January 11, 2000 until paid; together with the further sum of \$551.86 paid to the Klamath Fall Forest Estates, Unit 4, Road Maintenance Association with interest thereon at the rate of 9.000% per annum from November 18, 1998 until paid; together with the further sum of \$53.58 paid to the Klamath Fall Forest Estates, Unit 4, Road Maintenance Association with interest thereon at the rate of 9.000% per annum from February 22, 2000 until paid; together with trustee fees and attorney fees; foreclosure costs; and any additional sums advanced by the Beneficiary to protect its interest in the subject property as provided in the trust deed.

RONALD B. VERSTEEG
ATTORNEY AT LAW
435 Junction Avenue
P.O. Box 2437
Cave Junction, Oregon 97523
Phone: (541) 592-4381
Fax: (541) 592-4384

5. ELECTION TO SELL: As a result of the defaults set out above, the beneficiary and the trustee have elected to sell the property to satisfy the obligations secured by the trust deed. A Notice of Default has been recorded pursuant to ORS 86.735(3) and the beneficiary has declared all sums owing on the obligations secured by the trust deed immediately due and payable.

6. SALE: The property will be sold in the manner prescribed by law on Friday, September 8, 2000, at 1:30 P.M. (per ORS 187.110), at the front steps of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, Klamath County, Oregon.

7. RIGHT TO CURE DEFAULT UNDER ORS 86.753: 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 the portion of the principal that would not be due had no default occurred) together with costs and expenses actually incurred in enforcing the obligations, including trustee's and attorney's fees (not exceeding the amounts provided by ORS 86.753) and any sums advanced by the beneficiary pursuant to the trust deed and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the note and trust deed.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED: May 3, 2000.



Ronald B. Versteeg, Trustee

After Recording Return to:

RONALD B. VERSTEEG
ATTORNEY AT LAW
P.O. Box 2437
CAVE JUNCTION, OR 97523

29124

**TRUSTEE'S AFFIDAVIT OF NON-OCCUPANCY AND
CERTIFICATE OF NON-MILITARY SERVICE**

STATE OF OREGON, County of Josephine) ss.

I, Ronald B. Versteeg, being first duly sworn, depose, and say that:

I am the current Trustee with regard to the trust deed executed by Armando Tony Sandoval and Candida J. Labrador, as Grantor; to Mountain Title Company of Klamath County, as Trustee; in favor of Trustees of the Robert R. and Betty J. Langfield Trust, as Beneficiary. The trust deed is dated January 5, 1996, and was recorded on January 9, 1996, in the Official Records of Klamath County, Oregon, in Volume M96, Page 763, in the Mortgage Records of Klamath County, Oregon.

The property encumbered by the trust deed is situated in Klamath County, Oregon, and is more particularly described as:

Lots 1 and 2 in Block 85 of Klamath Forest Estates, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that from the period April 14, 2000 through May 11, 2000, the subject real property was not occupied. I reasonably believe that at no time material to this foreclosure was any interest in the subject property owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

Ronald B. Versteeg
Ronald B. Versteeg

SUBSCRIBED and SWORN to and acknowledged before me this 4th day of August, 2000.

Helen Versteeg
Notary Public for Oregon
My Commission Expires: 04-30-02



RONALD B. VERSTEEG
ATTORNEY AT LAW
435 Junction Avenue
P.O. Box 2437
Cave Junction, Oregon 97523
Phone: (541) 592-4381
Fax: (541) 592-4384

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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#3339

Trustee's Notice of Sale

Armando Tony Sandoval

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:

July 14, 21, 28, 2000

August 4, 2000

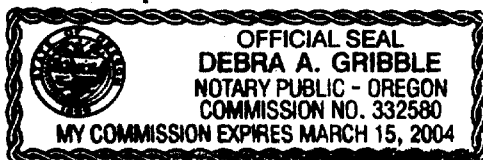
Total Cost: \$621.00

Subscribed and sworn before me this 4th
day of August 20 00

Debra A. Gribble

Notary Public of Oregon

My commission expires MARCH 15 20 04



TRUSTEE'S NOTICE OF SALE

The obligations secured by the trust deed described in this notice are in default and the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 through ORS 86.795. No action is currently pending to recover any part of the debt secured by the trust deed.

The following information is given pursuant to ORS 86.735 and ORS 86.745:

1. TRUST DEED: The trust deed was executed by Amando Tony Sandoval and Candida J. Labrador, as Grantor; to Mountain Title Company of Klamath County, as Trustee; for the benefit of Trustees of the Robert R. and Betty J. Langfield Trust, as Beneficiary. The trust deed is dated January 5, 1996, and was recorded January 9, 1996, in Volume M96, Page 763, in the Mortgage Records of Klamath County, Oregon.
2. PROPERTY: The property encumbered by the trust deed is situated in Klamath County, Oregon, and is more particularly described as follows:
Lots 1 and 2 in Block 85 of Klamath Forest Estates, High-

way 66 Unit, Plat No. 4; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. DEFAULTS: This foreclosure is a result of the following defaults:
Failure to pay the monthly installment payments of \$118.98 each, falling due on June 8, 1996, and on the 8th day of each month thereafter; Failure to pay real property taxes for 1996-97, 1997-98, 1998-99, and 1999-2000; Failure to pay dues and assessments to the Klamath Falls Forest Es-

tates, Unit 4, Road Maintenance Association.

4. BALANCE OWING: The following sums are owing on the obligation secured by the trust deed:
The entire unpaid principal balance of Four Thousand One Hundred Thirteen and sixty-four/100ths Dollars (\$4,113.64), with interest thereon at the rate of 9% per annum from June 17, 1996 until paid; together with the further sum of \$113.38 paid by beneficiary to the Klamath County Tax Collector, with interest thereon from January 11, 2000 until paid; together with the further sum of \$551.86 paid to the Klamath Falls Forest Estates, Unit 4, Road Maintenance Association with interest thereon at the rate of 9.000% paid to the Klamath Falls Forest Estates, Unit 4, Road Maintenance Association with interest thereon at the rate of 9.000% per annum from February 22, 2000 until paid; together with trustee fees and attorney fees; foreclosure costs; and any additional sums advanced by the Beneficiary to protect its interest in the subject property as provided in the trust deed.

5. ELECTION TO SELL: As a result of the defaults set out above, the beneficiary and the trustee have elected to sell the property to satisfy the obligations secured by the trust deed. A Notice of Default has been recorded pursuant to ORS 86.735(3) and the beneficiary has declared all sums owing on the obligations secured by the trust deed immediately due and payable.

6. SALE: The property will be sold in the manner prescribed by law on Friday, September 8, 2000, at 1:30 P.M. (per ORS 187.110), at the front steps of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, Klamath County, Oregon.

7. RIGHT TO CURE DEFAULT UNDER ORS 86.753: 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 the portion of the principal that would not be due had default occurred) together with costs and expenses actually incurred in enforcing the obligations, including trustee's and attorney's fees (not exceeding the amounts provided by ORS 86.753) and any sums advanced by the beneficiary pursuant to the trust deed, and by curing any other default complained of herein that is capable

of being cured by tendering the performance required under the note and trust deed.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED: May 3, 2000.
Ronald B. Versteeg,
Trustee
#3339 July 14, 21, 28, 2000
August 4, 2000

State of Oregon, County of Klamath
Recorded 08/09/00, at 11:03 a.m.
In Vol. M00 Page 29121
Linda Smith,
County Clerk Fee\$ 41.00