

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

2000 AUG 18 PM 3: 34
AUG 18 PM 3: 34

Vol M00 Page 30448

**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.**

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

AFTER RECORDING RETURN TO

JERRY M. MOLATORE
426 main ST
KIAMATH FALLS, OR
97601

X'55251

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

STEVEN RICHARD CARTER and
VICKI LOU CARTER H+W

Beneficiary TRUSTEE

JERRY M. MOLATORE

X56-
61

NE

30449

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath....., ss:

I, Patricia M. Johnson

, 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 Oregon, 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:

NAME

ADDRESS

*See attached Exhibit "A"

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.*

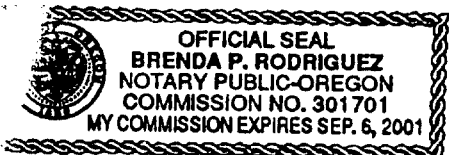
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Jerry M. Molatore....., attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls....., Oregon, on May 5....., 192000. 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.

PATRICIA M. JOHNSON

Subscribed and sworn to before me on August 18, 192000

Notary Public for Oregon. My commission expires 9-6-01

AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

STEVEN RICHARD CARTER and
VICKI LOU CARTER, husband and wife
Grantor

TO
JERRY M. MOLATORE
426 Main Street, Klamath Falls,
OR 97601 Successor Trustee

AFTER RECORDING RETURN TO

JERRY M. MOLATORE
426 Main Street
Klamath Falls, OR 97601

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of, 19....., at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No., Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

EXHIBIT "A"

Steven Richard Carter
4335 Cottage Avenue
Klamath Falls OR 97603

Vicki Lou Carter
1935 ½ Auburn Street
Klamath Falls OR 97601

Attn: Jerry MacArthur
Internal Revenue Service
Special Procedures Functions
Pacific-Northwest District
915 Second Avenue M/S W245
Seattle WA 98174

State of Oregon Employment Department
Tax Division
Attention: Warrants
PO Box 14800
Salem OR 97309-0020

OR Dept of Revenue
955 Center Street, NE
Salem OR 97310-2501

EE

**INSTRUCTIONS FOR SERVICE OF TRUSTEE'S
NOTICE OF SALE UPON OCCUPANT PURSUANT
TO ORS 86.750 (1) AND PROOF OF SERVICE
(120-Day Notice)**

RE: Trust Deed from

STEVEN RICHARD CARTER and VICKI LOU
CARTER, husband and wife,

To

Grantor

JERRY M. MOLATORE

426 Main Street

Klamath Falls OR 97601

Successor Trustee

After recording, return to (Name, Address, Zip):

Jerry M. Molatore

426 Main Street

Klamath Falls OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

30452

I certify that the within instrument was
received for record on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy.

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON,

County of Klamath } ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP
7 D(2) and 7 D(3) upon the occupant of the property described in the Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in the trust deed are as fol-
lows:

Name of person to be served
(If unknown, so state)

Property Address

Steven Richard Carter

4335 Cottage Avenue
Klamath Falls OR 97603

If the occupant is indicated as "unknown," or if you find the property at this address to be occupied by someone other than
the person named, then you are to serve the person or persons whom you find to be occupying the property.

Service should be made by May 10, 2000, which is 120 days before the date fixed for the sale
in the attached notice. If you have not made service by that date, and the property appears occupied, persist in attempting to make
service until it has been accomplished.

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



SIGNED AND SWORN TO before me on

May 5, 2000

(ATTORNEY FOR) TRUSTEE

Patricia M. Johnson
Notary Public for Oregon

My commission expires 6-17-2002

STATE OF Oregon, County of Klamath) ss.

PROOF OF SERVICE

30453



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, and that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor a successor to either, nor an officer, director, employee of, or attorney for, the beneficiary or 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 named below by delivering true copies of the Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon Steven Richard Carter, by delivering such true copy to him/her, personally and in person,
at 6858 Hilgard, on 5-9-00, at 4:22 o'clock P.M.
Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)

Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____,
to _____, who is a person 14 years
of age or older and a member of the household of the person served on _____, at _____ o'clock ____M.
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____,
to _____, who is a person 14 years
of age or older and a member of the household of the person served on _____, at _____ o'clock ____M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of
business at _____,
by leaving such true copy with _____, the person who
is apparently in charge, on _____, during normal working hours, at _____ o'clock, ____M.

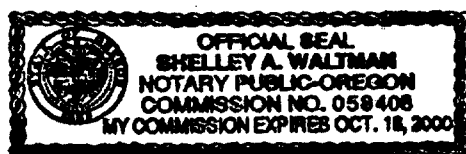
Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____, by
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)
(a) delivering such true copy, personally and in person, to _____ who is a/the
_____ (Specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof; OR
(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the _____
(Specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof;
at _____, on _____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

Cale Arritola
Cale Arritola

SIGNED AND SWORN TO before me on May 10, 2000



Shelley Waltman
Notary Public for Oregon
My commission expires 10-18-08

PUBLISHER'S NOTE: ORS 86.750 (1) requires the Notice of Sale to be served upon the occupant in the manner in which a summons is served pursuant to ORCP 7 D(2) and 7 D(3). The Proof of Service above contains most, but not all, of the permissible methods of service. For example, this form does not include proof of service upon a minor, an incapacitated person, or tenant(s) of a mail agent. See ORCP 7 D(2) and 7 D(3) for permissible service methods with respect to particular parties. Also, an attorney who serves the Notice of Sale by mail, in accordance with law, should delete "or attorney for," from the first paragraph above before this document is recorded.

Affidavit of Publication

30454

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#3301

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 22, 29, 2000

July 6, 13, 2000

Total Cost: \$594.00

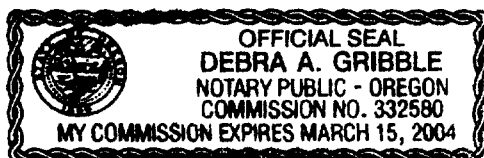
Larry L. Wells

Subscribed and sworn before me this 13th
day of July 2000

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 2004



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by STEVEN RICHARD CARTER and VICKI LOU CARTER, husband and wife, as grantor, to KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as trustee, in

favor of JAMES ROBERT BAKER AND BARBARA ELLEN BAKER, as beneficiary dated March 18, 1985, recorded March 19, 1985, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M85 at page 4042, or covering the following described real property situated in said county and state, to-wit:

The East one-half of Lot 2, Block 4, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING that portion in the widening of Fargo Street deeded in Deed Records M-65 on page 216, records of Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligation 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:

\$5,225.76 in delinquent monthly payments for 19 months as of 4/14/00
\$2,272.66 in delinquent real property taxes
\$909.78 in attorney fees
\$2,861.20 TOTAL

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:

\$19,542.69 Principal and interest
\$2,727.66 Real property taxes
\$907.78 Attorney fees

\$221.00 Trustee's Sale Guarantee
TOTAL: \$23,399.13

WHEREFORE, notice hereby is given that the undersigned trustee will on September 7, 2000 at the hour of 10 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Front steps of the Government Center, 305 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 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 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 5-5, 2000
Jerry M. Molatore
Successor Trustee
State of Oregon, County of Klamath ss:

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

Jerry Molatore
Attorney for said Trustee
#3301 June 22, 29, 2000
July 6, 13, 2000

TN

NOTICE OF NONJUDICIAL SALE

30455

RE STEVEN RICHARD CARTER and VICKI LOU CARTER, husband and wife
TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property: * The East one-half of Lot 2, Block 4, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING that portion in the widening of Fargo Street deeded in Deed Records M-65 on page 216, records of Klamath County.

Street Address: 4335 Cottage Avenue, Klamath Falls Oregon 97603

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at the front steps of the Government Center, 305 Main Street, Klamath Falls, Oregon 97601 on September 7, 2000 at 10 o'clock A.M., on the following terms Cash

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount	\$17,599.55
Interest to date of sale	\$2,676.44
Legal fees	\$1,907.78
Selling costs	\$
Other: Delinquent real property taxes; Trustee's Sale Guarantee	\$2,948.66

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon:

(ii) Taxpayers Name(s):

Address

(iii) Date of filing lien:; Place of filing:

☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

Jerry M. Molatore

NAME

426 Main Street

NUMBER and STREET

Klamath Falls OR 97601

CITY, STATE, ZIP

DATED: May 5, 2000

*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

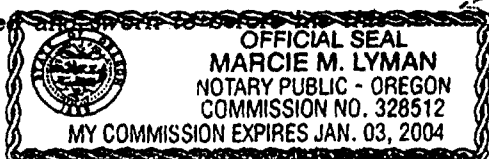
AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath ss.

I, Patricia M. Johnson, being first duly sworn, depose and say: That on May 5, 2000, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, Pacific-Northwest District, 915 Second Avenue M/S W245, Seattle WA 98174, all in conformity with Reg. § 301.7425-3(d)(1), Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Registered or Certified Mail at Klamath Falls, Oregon, on May 5, 2000, which was not less than twenty-five (25) days prior to the sale.

Patricia M. Johnson

Subscriber



(SEAL)

day of May, 2000

Notary Public for Oregon

My commission expires: Jan 3, 2004

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated May 19, 2000

By

Title:

State of Oregon, County of Klamath
Recorded 08/18/00, at 3:34 p.m.
In Vol. M00 Page 30448
Linda Smith,
County Clerk Fee \$ 61.00