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

Vol_MOD_Page_35948

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 SEP 29 FII 3: 26

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.

au 010 203,230.	MTC 50619
	TION(S) described in the attached instrument. Fill in the Original Grantor on Each Affidavit of Mailing Notice of Sale or Affidavit of Publication Notice of Insaction.
AFFIDAVIT OF MAILING	NOTICE OF SALE (must have trustee's notice of sale attached)
AFFIDAVIT OF PUBLICAT	ION NOTICE OF SALE
PROOF OF SERVICE	·
Original Grantor on Trust Deed	
Beneficiary	, ,

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by John A. Godwin and Crystel B. Godwin, as tenants by the entirety, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of North American Mortgage Company, as beneficiary, dated 04/10/96, recorded 04/22/96, in the mortgage records of Klamath County, Oregon, as Vol. M96 Page 11175 and subsequently assigned to Citicorp Mortgage, Inc. by Assignment recorded as Volume M98 Page 33167, covering the following described real property situated in said county and state, to wit:

The S 1/2 of Lot 14, Block 6, Altamont Acres, in the County of Klamath, State of Oregon. Excepting therefrom any portion lying within the Boundaries of Crest Street.

PROPERTY ADDRESS: 3242 Crest Street

Klamath Falls, OR 97603

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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 of \$488.95 beginning 12/01/99; plus late charges of \$18.35 each month beginning 12/16/99; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

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: \$46,443.93 with interest thereon at the rate of 8.375 percent per annum beginning 11/01/99; plus late charges of \$18.35 each month beginning 12/16/99 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on 07/28/00 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 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 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 grantor's successors in interest acquired after the execution 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 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 2, 20, 20, 00

David E. Fennell -- Trustee

For further information, please contact:

Kathy Taggart ROUTH CRABTREE & FENNELL PO Box 4143 Bellevue, WA 98009-4143 (425) 586-1900 File No.7301.20069/Godwin, John A. and Crystel B.

State of Washington, County of King) ss:

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

David E. Fennell -- Trustee

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, 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 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 address, to-wit:

John A. Godwin 3242 Crest Street Klamath Falls, OR 97603 Crystel B. Godwin 3242 Crest Street Klamath Falls, OR 97603

Carter Jones Collections, LLC c/o Kent Pederson-Registered Agent 1143 Pine Street Klamath Falls, OR 97601

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 DAVID E. FENNELL, 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 Bellevue, Washington, on 3.2.2. 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.

Subscribed and sworn to before me on _

Notary Public for Washington

Residing at Morrow My commission expires:

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Godwin, John A. and Crystel B.

Grantor

to

DAVID E. FENNELL,

Trustee

File No. 7301.20069

After recording return to:

ROUTH CRABTREE & FENNELL Attn: Kathy Taggart PO Box 4143 Bellevue, WA 98009-4143 DANIELLE MARCOTT
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 3-02-04

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON)
) ss.
County of Klamath)

I, Dave Shuck, first duly sworn, depose and say.

That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of Klamath County, State of Oregon. I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

That on the 22nd day of March, 2000, after personal inspection, I found the following described real property to be unoccupied:

The S ½ of Lot 14, Block 6, Altamont Acres, in the County of Klamath, State of Oregon. Excepting therefrom any portion lying within the Boundaries of Crest Street.

Commonly known as:

3242 Crest Street

Klamath Falls, OR 97603

DAVE SHUCK

184232

SUBSCRIBED AND SWORN to before me this 3 day of March, 2000.



Notary Public for Oregon

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#3143	
Trustee's Notice o	of Sale
•	
	·
a printed copy of which	is hereto annexed,
was published in the en	
newspaper for Four	
nowspaper rer	
(4) insertion(s) in the	following issues:
•	
May 9, 16, 23, 30,	
	-
Total Cost: \$675.00	, ;
Jan J.	Soll
/	
Subscribed and sworn before m	
day of	<u>May 20 00</u>
Dehia a Su	bble
	Notary Public of Oregon

My commission expires_ <u>March 15 20 04</u> OFFICIAL SEAL DEBRA A. GRIBBLE NOTARY PUBLIC - OREGON COMMISSION NO. 332580

MY COMMISSION EXPIRES MARCH 15, 2004

TRUSTEE'S NOTICE OF SALE

assigned to Citicorp

together with the ex-

By reason of said ed by payment to the default the beneficiary beneficiary of the enhas declared all sums tire amount then due recorded 04/22/96, in 99 until paid; plus prior paying said sums or the mortgage records accrued late charges of tendering the perfor-of Klamath County, Or \$0.00; plus advances of mance necessary to egon, as Vol. M96 Page \$0.00; together with ti-11175 and subsequently tie expense, costs, trus. paying all costs and extee's fees and attorneys penses actually Mortgage, Inc. by As- fees incurred herein by curred in enforcing the signment recorded as reason of said de obligation and trust Volume M98 Page fault; and any further deed, together with 33167, covering the fol-sums advanced by the trustee's and attorney's 33167, covering the fol-sums advanced by the flowing described real beneficiary for the pro-fees not exceeding the property situated in tection of the above de-amounts provided by said ORS 86.753.

and its interest therein. WHEREFORE, The S 1/2 of Lot WHEREFORE, notice, the singular in-14, Block 6, Altamont notice hereby is given cludes the plural, the Acres, in the County of that the undersigned word "grantor" includes Klamath, State of Ore-trustee will on 07/28/00 any successor in inter-

by the trust deed and a sell at public auction to For further informaby the 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 sell at public auction to For further information, please contact; cash the interest in the Kathy Taggart described real property ROUTH CRABTREE & which the grantor had FENNELL which the grantor had FENNELL at the firme of execution Bellevie, WA 98009-4143 by grantor of the trust (425) 586-1900 tor's failure to pay by grantor of the trust (425) 586-1900 when due the following letters with any File No. 7301.20069/Godinterest which the gran-win, John A. and Cryssums: monthly pay interest which the gran-win, ments of \$488.95 begin for had or had power to lel B. ning 12/01/99; puegin convey at the time of state of Washington charges of \$18.35 each tor of the armonth health. ning 12/01/99; plus late the execution by gran-county of King)ss:
month beginning 12/16/
99; plus prior accrued to of the trust deed, 1, the squader1, the s in interest acquired af the original trustee's pense, costs, trustee's ter the execution of the notice of sale.

fees and attorney's fees trust deed, is further David E. Fennell - Trusrees and attorney's fees given that any person tee incurred herein by rea-given that any person tee son of said default; and named in ORS 86.753 THIS IS AN ATTEMPT any further sums ad the right, at any TO COLLECT A DEBT vanced by the beneficitive prior to five days AND ANY INFORMATY for the protection for the sale, to have BE USED FOR THAT ary for the protection for the sale, to have BE USED FOR THAT real property and its in this foreclosure pro-PURPOSE. ceeding dismissed and #3143 May 9, 16, 23, 30, the trust deed reinstat-2000

Reference is made to that certain trust deed made by John A. Godwin and Crystel B. Godwin, as tenants by the entirety, as grantor, to Aspen Title & Escrow, Inc., as rate of 8.375 phrospt Capable of being cured and sums tire amount then due owing on the obligation (other than such porsection of the principal as would not then be due and payable, said sums had no default occibeing the following, to curred) and by curing the polar than such porsection of the polar curred to the polar tle & Escrow, Inc., as rate of 8.375 percent capable of being cured trustee, in favor of per annum beginning by tendering the performent American Mort-11/01/99; plus tate mance required under gage Company, as bencharges of \$18.35 each the obligation or trust efficiary, dated 04/10/96, month beginning 12/16/ deed, and in addition to In construing notice, the singular includes the plural, the

Klamath, State of Ore-trustee will on 07/28/00 any successor in intergen. Excepting there at the hour of 10:00 est to the grantor as from any portion lying o'clock, A.M. in accord within the Boundaries with the standard of of Crest Street.

PROPERTY AD ORS 187.110, at the folion of Street Klamath Falls, OR 97603

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a sell at public auction to For further informatics.

State of Oregon, County of Klamath Recorded 09/29/00, at 3:24 p m. In Vol. M00 Page 35948 Linda Smith. Fee\$ 4600 County Clerk