

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

OCT 30 PM 2:54

Vol M00 Page 39468

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**

*H+L SERVICES  
1111 THIRD AVE #3400  
SEATTLE, WA 98101*

*K55621*

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**

DORIS J. BRADLEY

**TRUSTEE**

STEVEN G Jones, attorney as Successor Trustee

*K81*

RECORDED AT THE REQUEST OF  
AND AFTER RECORDING RETURN TO:

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

BRADLEY  
91850-29410

AFFIDAVIT OF MAILING - TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

I, Kathleen Watt, 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 made by DORIS J. BRADLEY as grantor, to AMERITITLE as Trustee, in favor of WASHINGTON MUTUAL BANK, as beneficiary, dated December 24, 1996, and recorded December 30, 1996, in the mortgage records of Klamath County, Oregon, as Fee No. Vol. M96, Page 40263, and covers the real property described in the attached 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                             |
|--------------------------------------|-------------------------------------|
| OCCUPANTS                            | HC 61 BOX 70<br>LAPINE, OR 97739    |
| DORIS J. BRADLEY<br>JOHN DOE BRADLEY | HC 61 BOX 70<br>LAPINE, OR 97739    |
|                                      | 1960 LUKES ROAD<br>LAPINE, OR 97739 |

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 June 30<sup>th</sup>, 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.

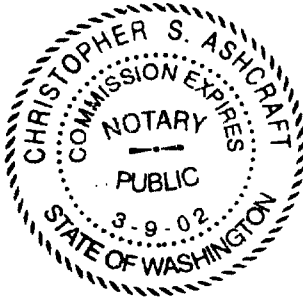
*Robert Watt*

(Affiant)

Subscribed and sworn to before me this 30th day of June, 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

BRADLEY  
91850-29410

**WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by DORIS J. BRADLEY, as grantor, to AMERITITLE, as trustee, in favor of WASHINGTON MUTUAL BANK, as beneficiary, dated December 24, 1996, recorded December 30, 1996, in the mortgage records of Klamath County, Oregon, in Vol. M96, Page 40263, covering the following described real property situated in Klamath County, Oregon, to-wit:

LOT 5, BLOCK 21, THIRD ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

commonly known as: HC 61 BOX 70, LAPINE, OR 97739

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:**

|   |            |
|---|------------|
| 6 monthly payments at \$360.22 each; (December 30, 1999 through June 21, 2000.) | \$2,161.32 |
|---|------------|

**LATE CHARGES:**

|   |        |
|---|--------|
| 6 late charges of \$18.01 for each monthly payment not made within 15 days of its due date. | 108.06 |
| Other Fees/Costs:   | 15.00  |

|   |                   |
|---|-------------------|
| <b>TOTAL MONTHLY PAYMENTS AND LATE CHARGES:</b> | <b>\$2,284.38</b> |
|---|-------------------|

Estimated amount of delinquent taxes: \$1,039.62 (plus interest and penalties).


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:

\$28,991.11 Principal Balance; plus interest thereon at the rate of 13.25% from November 30, 1999 until paid; plus late charges of \$108.06 through June 21, 2000; plus \$18.01 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 is interest during the pendency of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 3, 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: June 21, 2000.

  
Steven G. Jones, Successor Trustee

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

[illegible]

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

FOSTER PEPPER & SHEFEL  
*Paul Shefel*

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. \_\_\_\_\_

Washington Mutual Bank, FA  
\_\_\_\_\_ )

vs

Sandra R. Gregson  
etal \_\_\_\_\_ )

**AFFIDAVIT/PROOF OF SERVICE**

**39474**

STATE OF OREGON )

) SS.

County of Multnomah

I hereby certify that on the 9th day of July, 2000, at the hour of 10:15AM,  
I served Sandra R. Gregson and All occupant by:

Sandra Personal Service (personally and in person)

All 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

Writ of Garnishment

Order

Citation

Notice

Small Claims

Affidavit

Subpoena

Decree

xxxx Other: Trustee's Notice of Sale

Together with a copy of \_\_\_\_\_

To Sandra R. Gregson, Co occupant At 5718 NE Skidmore St.  
Portland, OR 97218

NOT FOUND: I certify that I received the within document for service on the \_\_\_\_\_ day of \_\_\_\_\_,  
and after due and diligent search and inquiry, I have been unable to locate \_\_\_\_\_  
within the county of \_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_,

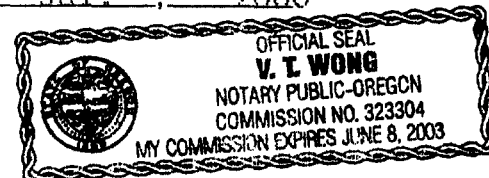
ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF Multnomah

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

10th day of Jul., 2000

Capitol Investigation Company  
Allan Smith



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

*AKL*  
*9185824279*

|  |                |                      |
|--|----------------|----------------------|
| Remit to: CAPITOL<br>P.O. Box 3225<br>Portland, OR 97208 | Service Fee    | \$ <u>          </u> |
|  | Mileage        | \$ <u>0.00</u>       |
|  | Rush/Emergency | \$ <u>0.00</u>       |
| Date: <u>07/10/2000</u>                                  | Incorrect Add. | \$ <u>0.00</u>       |
| File No. <u>00-17038-M</u>                               |                | \$ <u>          </u> |
| Client No. <u>396610</u>                                 | Amount Paid    | \$ <u>0.00</u>       |
|  | TOTAL DUE      | \$ <u>          </u> |

IN THE COURT STATE OF OREGON, COUNTY OF

|                            |   |                    |
|----------------------------|---|--------------------|
| Washington Mutual Bank, FA | ) |                    |
|                            | ) |                    |
| Plaintiff,                 | ) | NO.                |
| V.                         | ) | NOTICE OF          |
|                            | ) | SUBSTITUTE SERVICE |
| Sandra R. Gregson          | ) |                    |
| etal                       | ) |                    |
| Defendant(s).              | ) |                    |

TO DEFENDANT(S): All occupant

YOU ARE HEREBY NOTIFIED that service of TRUSTEE'S NOTICE OF SALE 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: | July 9th, 2000                 | 10:15AM |
| TO WHOM THE DOCUMENTS     | Sandra R. Gregson, Co occupant |         |
| WERE DELIVERED:           | 5718 NE Skidmore St.           |         |
|                           | Portland, OR 97218             |         |

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

AFFIDAVIT OF MAILING

|                     |     |                  |
|---------------------|-----|------------------|
| STATE OF OREGON     | )   |                  |
|                     | )ss | DATE: 07/10/2000 |
| County of Multnomah | )   |                  |

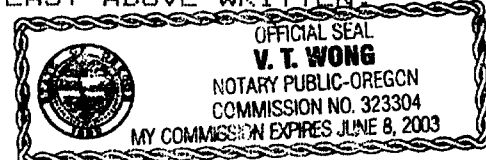
I, THE UNDERSIGNED, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I CAUSED TO BE MAILED TO THE DEFENDANT(S) WHOSE NAME AND ADDRESS APPEARS BELOW, TRUE, EXACT AND COMPLETE COPIES OF THE FOREGOING NOTICE, AND OF THE TRUSTEE'S NOTICE OF SALE HEREIN REFERRED TO, BY CAUSING SAME TO BE DEPOSITED IN THE UNITED STATES MAILS 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 THEREIN WAS HERETOFORE MADE UPON SAID DEFENDANT(S).

*Julia Higgins*

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

All occupant  
5718 NE Skidmore St.  
Portland, OR 97218

*Wong*





IN THE \_\_\_\_\_ COURT OF THE STATE OF Oregon  
COUNTY OF \_\_\_\_\_ : COURT CASE NO. \_\_\_\_\_

11/3  
39476  
H + L

Washington Mutual Bank, FA

vs

Doris J. Bradley

**AFFIDAVIT/PROOF OF SERVICE**

STATE OF OREGON )  
 ) SS.

County of Multnomah

I hereby certify that on the 6th day of July, 2000, at the hour of 5:10PM  
I served Adam Bradley and Doris Bradley & All occupant by:

Adam Personal Service (personally and in person)  
Doris 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                              | Writ of Garnishment | Small Claims |
| Motion                               | Order               | Affidavit    |
| Complaint                            | Citation            | Subpoena     |
| Petition                             | Notice              | Decree       |
| xxxx Other: Trustee's Notice of Sale |                     |              |

Together with a copy of

To Adam Bradley, Co occupant At HC 61 Box 70, nka 1960 Lukes Rd.  
LaPine, OR 97739

NOT FOUND: I certify that I received the within document for service on the \_\_\_\_\_ day of \_\_\_\_\_,  
and after due and diligent search and inquiry, I have been unable to locate \_\_\_\_\_  
within the county of \_\_\_\_\_. Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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  
7th day of Jul. 2000

*see attached*  
Capitol Investigation Company  
JEFF STATE

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

*ALL*  
*9185029410*

|                     |                |    |      |
|---------------------|----------------|----|------|
| Remit to: CAPITOL   | Service Fee    | \$ |      |
| P.O. Box 3225       | Mileage        | \$ | 0.00 |
| Portland, OR 97208  | Rush/Emergency | \$ |      |
| Date: 07/07/2000    | Incorrect Add. | \$ | 0.00 |
| File No. 00-16953-M | forward        | \$ | 5.00 |
| Client No. 396919   | Amount Paid    | \$ | 0.00 |
|                     | TOTAL DUE      | \$ |      |

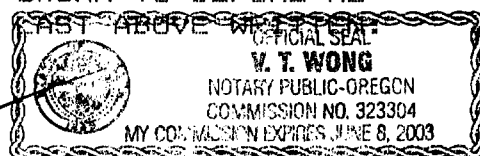
OREGON, ON SAID DATE, ADDRESSED TO SHOWN,  
WHICH IS THE USUAL PLACE OF ABODE OF SAID DEFENDANT(S) BEING THE  
ADDRESS AT WHICH SUBSTITUTE SERVICE OF TRUSTEE'S NOTICE OF SALE  
THEREIN WAS HERETOFORE MADE UPON SAID DEFENDANT(S).

*Jana Higgins*

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

Doris Bradley & All occupant  
HC 61 Box 70, nka 1960 Lukes Rd  
LaPine, OR 97739

*[Signature]*



**PROOF OF SERVICE**  
**JEFFERSON STATE ADJUSTERS**

39478

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"/> Subpoena |                                   |
| <input checked="" type="checkbox"/> <u>Trustee's Notice of Sale</u> |                                    |  |                                   |                                   |

For the within named: Occ of HC 61, Box 70

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

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to Adam Bradley, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Doris J. Bradley

☐ **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.

1960 Lukes Rd.

ADDRESS OF SERVICE

STREET

UNIT / APT / SPC#

Lapine

CITY

OR

STATE

97739

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.

July 6, 2000

DATE OF SERVICE

5:10

TIME OF SERVICE

a.m. ☐ p.m. ☒

Jeffrey X Hammer

SIGNATURE

or not found  
PRINTED IN OREGON

# 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#3487

Trustee's Notice of Sale

Bradley 91850-29410

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:

September 20, 27, 2000

October 4, 11, 2000

Total Cost: \_\_\_\_\_

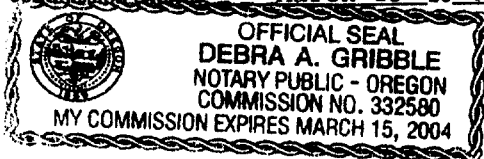
Larry L. Wells

Subscribed and sworn before me this 11th  
day of October 2000

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 20 04



TRUSTEE'S NOTICE  
OF SALE  
BRADLEY  
91850-29410

WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Reference is made to that certain trust deed, made by Doris J. Bradley, as grantor, to Amerititle, as trustee, in favor of Washington Mutual Bank, as beneficiary, dated December 24, 1996, recorded December 30, 1996, in the mortgage records of Klamath County, Oregon, as Volume M96, Page 40263, covering the following described real property situated in Klamath County, Oregon, to-wit: Lot 5, Block 21, Third Addition to River Pine Estates, according to the Official Plat thereof in the Office of the County Clerk of Klamath County, Oregon, commonly known as: HC 61 Box 70, Lapine, OR 97739. 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: 6 monthly payments at \$360.22 each; \$2,161.32; (December 30, 1999 through June 21, 2000) LATE CHARGES: 6 late charges of \$18.01 for each monthly payment not made within 15 days of its due date, \$108.06; Other Fees/Costs \$15.00; TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$2,284.38. Estimated

amount of delinquent taxes: \$1,039.62 (plus interest and penalties). 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: \$28,991.11. Principal Balance; plus interest thereon at the rate of 13.25% from November 30, 1999 until paid; plus late charges of \$108.06 through June

21, 2000; plus \$18.01 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 November 3, 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: June 21, 2000 Steven G. Jones Successor Trustee C/O H&L Services, Inc., 1111 Third Ave., #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 RE-  
QUIRED 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 benefici-  
ary named in the at-  
tached Trustee's Notice  
of Sale is the creditor  
to whom the debt is

owed. 3. The debt de-  
scribed in the Trustee's  
Notice of Sale attached  
hereto will be assumed  
to be valid by the trus-  
tee unless the debtor,  
within 30 days after the  
receipt of this notice,  
disputes the validity of  
the debt or some por-  
tion thereof. 4. If the  
debtor notifies the trus-  
tee 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  
to the trustee. 5. If the  
creditor named as ben-  
eficiary in the attached  
Trustee's Notice of Sale  
is not the original credi-  
tor, and if the debtor  
makes a written re-  
quest to the trustee  
within 30 days from re-  
ceipt of this notice, the  
name and address of  
the original creditor  
will be mailed to the  
debtor by the trustee. 6.  
Written requests or ob-  
jections should be ad-  
dressed to: Steven G.  
Jones, C/O H7L Servic-  
es, Inc., 111 3rd Avenue,  
Suite 3400, Seattle,  
Washington, 98101.  
ASAP396919 09/20, 09/  
27, 10/04, 10/11  
#3487 September 20, 27,  
2000 October 4, 11, 2000

39480

State of Oregon, County of Klamath  
Recorded 10/30/00, at 2:54 p. m.  
In Vol. M00 Page 39468  
**Linda Smith,**  
County Clerk Fee\$ 8.00



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 39481

After recording return to:  
Renold Passien

8910 HWY 66

KLAMATH FALLS, OREGON 97601

State of Oregon, County of Klamath

Recorded 10/30/00, at 2:54P m.

In Vol. M00 Page 39481

Linda Smith,

County Clerk Fee \$ 21.00

Until a change is requested all tax statements shall be sent to the following address:

Renold Passien

8910 HWY 66

KLAMATH FALLS, OREGON 97601

Escrow No. K56152P

Title No. K56152P

200 OCT 30 PM 2:54

### STATUTORY WARRANTY DEED

Michael W. Chase and Linda D. Chase, Grantor, conveys and warrants to Renold Passien, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A portion of Lots 1 and 2, Block 38 of Original Town of Linkville, now City of Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 1 in Block 38 of Original Town of Linkville, now City of Klamath Falls; thence Southwesterly along the Northwesterly line of Klamath Avenue 71.24 feet to the Easterly corner of Deed Volume 71 page 564, recorded May 24, 1926, in Records of Klamath County, Oregon; thence Northwesterly along the Northeast line of said deed and at right angles to Klamath Avenue 50 feet; thence Northeasterly parallel with Klamath Avenue 71.24 feet; thence Southeasterly along the Southwesterly line of Seventh Street 50 feet to the place of beginning, being a part of Lots 1 and 2 of said Block and Addition.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$23,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27 day of October, 2000.

Linda D. Chase  
Linda D. Chase

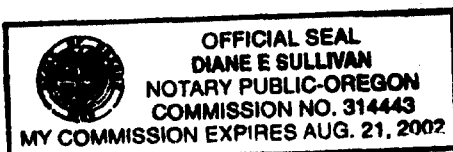
Michael W. Chase  
Michael W. Chase

STATE OF OREGON

County of Deschutes

} ss.

This instrument was acknowledged before me on this 27 day of October, 2000  
by Michael W. Chase and Linda D. Chase



Diane E. Sullivan

Notary Public for Oregon

My commission expires: 8/21/02