

K55798

Vol MOO Page 40699AFFIDAVIT OF MAILING  
Trustee's Notice of SaleSTATE OF WASHINGTON       )  
                                      ) ss.  
COUNTY OF KING           )

I, Trudie Walsh, 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.

Trudie Walsh  
Trudie Walsh

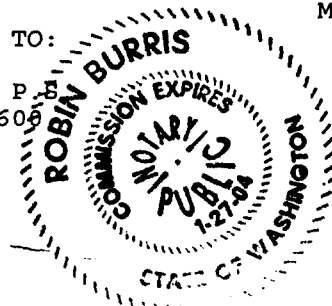
SUBSCRIBED AND SWORN TO before me this 8 day of August, 2000.

Robin Burris  
PRINTED NAME: Robin Burris

NOTARY PUBLIC in and for the State of  
Washington residing at King City.  
My Appointment Expires: 1-27-04.

AFTER RECORDING RETURN TO:

BISHOP, LYNCH & White, P.C.  
720 Olive Way, Suite 1605  
Seattle, WA 98101-1801  
Attn: Trudie Walsh  
FORBASE\OREGON\NOD.FRM REV 8/8/00



## EXHIBIT A

## GRANTORS:

Charles M. Polson  
5020 Sturdivant St.  
Klamath Falls, OR 97603

## ALL OTHER PARTIES:

Occupants of the Premises  
5020 Sturdivant St.  
Klamath Falls, OR 97603

Klamath Irrigation District  
6640 Kid Lane  
Klamath Falls, OR 97603

South Suburban Sanitary District  
2201 Laverne Ave.  
Klamath Falls, OR 97603

William M. Ganong, Atty  
514 Walnut Ave.  
Klamath Falls, OR 97601

Edwina Louise Polson  
c/o Douglas V. Osborne, Atty.  
1243 Front Street  
Klamath Falls, OR 97601

State of Oregon DSHS  
1495 Edgewater Street N.W.  
Salem, OR 97304

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

Sturdivant Sheriff's Sale Trust, Trustee for the Trust Mgt'ment Group, R.L.  
Peterson, Agent  
5150 Maeanne, Ste. 213-213  
Reno, NV 97529

Peterson  
P.O. Box 1974  
Klamath Falls, OR 97601

Carter Jones Collection LLC  
P.O. Box 145  
Klamath Falls, OR 97601

Teresa Michaelis c/o Sturdivant Sheriff's Sale Trust, Trustee for the Trust

Teresa Michaelis c/o Sturdivant Sheriff's Sale Trust, Trustee for the Trust  
Management Group, R.L. Peterson, Agent  
5150 Maeanne, Ste. 213-213  
Reno, NV 97529

Teresa Michaelis  
5020 Sturdivant St.  
Klamath Falls, OR 97603

240-3433/POLSON

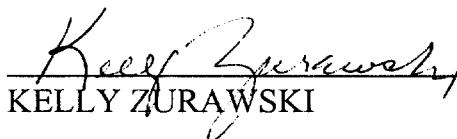
**CERTIFICATE OF MAILING**

STATE OF OREGON       )  
                                   ) ss.  
 County of Multnomah    )

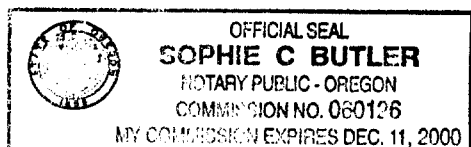
I, Kelly Zurawski, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On August 14, 2000, I mailed a true copy of the Trustee's Notice of Sale, via First Class Mail, postage pre-paid, together with a statement of the date, time, and place at which service was made, to Theresa Michaelis.

The envelope was addressed as follows: Theresa Michaelis  
 5020 Sturdivant Street  
 Klamath Falls, OR 97603

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

  
 KELLY ZURAWSKI 189585

SUBSCRIBED AND SWORN TO BEFORE ME this 14th day of August, 2000, by Kelly Zurawski.



  
 Notary Public for Oregon

After recording return to:  
 BISHOP, LYNCH & WHITE, P.S.  
 720 Olive Way, #1600  
 Seattle, WA 98101-1801  
 Attn: Trudie Walsh  
 Polson, 240-3433.01

Recorded herewith are the following:

- ☐ Affidavit(s) of Mailing # \_\_\_\_\_
- ☐ Proof(s) of Service # \_\_\_\_\_
- ☐ Affidavit of Publication \_\_\_\_\_
- ☐ Certificate(s) of Mailing # \_\_\_\_\_
- ☐ Affidavit of Non-Occupancy \_\_\_\_\_

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 Charles M. Polson, as grantor, to Aspen Title and Escrow, as trustee, in favor of Transamerica Financial Services, as beneficiary, dated February 29, 1997, recorded March 5, 1997, in the mortgage records of Klamath County, Oregon, in Volume M97, Page 6548, covering the following described real property situated in said county and state, to-wit:

LOT 49 OF LAMRON HOMES, TOGETHER WITH A STRIP OF LAND 15 FEET WIDE ADJACENT TO AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 5020 Sturdivant St., 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 March 5, 2000 through July 5, 2000:

Total Delinquency	\$2,460.00
Late Charges: Included in above figure	
<b>TOTAL MONTHLY PAYMENTS AND LATE CHARGES</b>	<b><u>\$2,460.00</u></b>

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 \$54,700.99, plus interest at the current rate of 10.25% which is subject to change, from February 5, 2000, additional late charges, advances, foreclosure fees and costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 13, 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 Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon , 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: ~~July~~ <sup>August</sup> 7, 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. Church 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 ~~7th~~ <sup>August</sup> day of ~~July~~, 2000.

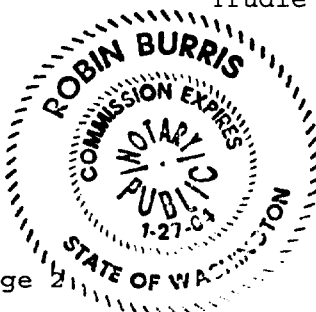
Robin Burris  
PRINTED NAME: Robin Burris  
Notary Public in and for the State of  
Washington, residing at Kings Cny  
My Commission Expires: 1-27-01

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

Trudie Walsh

For Information Contact:

Bishop, Lynch & White, P.S.  
720 Olive Way, #1600  
Seattle, WA 98101-1801  
(206) 622-7527  
Ref: Polson, 240-3433.01



Trustee's Notice of Sale - Page 2

## PROOF OF SERVICE

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:

**5020 STURDIVANT ST., KLAMATH FALLS, OREGON 97603**, as follows:

Personal service upon Cody Michaelis, by delivering said true copy, personally and in person, at the above address on Aug. 11, 2000 at 12:00 p.m.

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

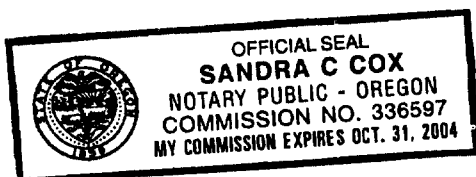
Substitute service upon Theresa Michaelis, by delivering said true copy, at his/her usual place of abode as indicated above, to Cody Michaelis who is a person over the age of 14 years and a member of the household on Aug. 11, 2000 at 12:00 p.m.

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.

Dave Shuck 189585

Subscribed and sworn to before me this 11<sup>th</sup> day of August, 2000, by same.



Sandra C Cox  
 Notary Public for 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#3502

Trustee's Notice of Sale

Charles M. Polson

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:

October 11, 18, 25, 2000

November 1, 2000

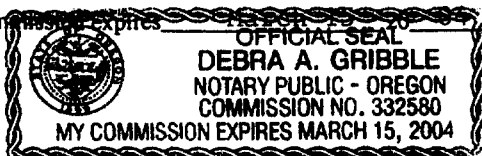
Total Cost: \$742.50

Subscribed and sworn before me this 1st  
day of November 20 00

Debra A. Gribble

Notary Public of Oregon

My commission expires



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

### TRUSTEE'S NOTICE OF SALE

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February 29, 1997, recorded March 5, 1997, in the mortgage records of Klamath County, Oregon, in Volume M97, Page 6548, covering the following described real property situated in said county and state, to-wit:

LOT 49 OF LAMRON HOMES, TOGETHER WITH A STRIP OF LAND 15 FEET WIDE ADJACENT TO AND PARALLEL, WITH THE SOUTH BOUNDARY OF SAID LOT, ACCORDING TO THE OFFICIAL PLAT THERE-

OF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 5020 Sturdivant St., 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 gran-

tor's failure to pay when due the following sums:

Monthly payments: Delinquent Monthly Payments due from March 5, 2000 through July 5, 2000:

Total Delinquency: \$2,460.00

Late Charges: Included in above figure

TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$2,460.00

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 \$54,700.99, plus interest at the current rate of 10.25% which is subject to change, from February 5, 2000, additional late charges, advances, foreclosure fees and costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 13, 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 Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, 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: August 7, 2000  
Robin P. Church, Trustee  
State of Washington)  
County of Kinross

RECEIVED

NOV 06 2000

BISHOP, LYNCH & WHITE, P.S.



I certify that I know or have satisfactory evidence that Robin P. Church 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 7th day of August, 2000.

Robin Burris  
PRINTED NAME:

Robin Burris  
Notary Public in and for the State of Washington, residing at Kings County

My Commission Expires: 1-27-01

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

Trudie Walsh  
For Information Contact:  
Bishop, Lynch & White,  
P.S.

720 Olive Way, #1600  
Seattle, WA 98101-1801  
(206) 622-7527

Ref: Polson, 240-3433.01  
#3502 October 11, 18, 25,  
2000

November 1, 2000

RECEIVED

NOV 06 2000

BISHOP, LYNCH & WHITE, P.S.

40707

State of Oregon, County of Klamath  
Recorded 11/09/00, at 2:37 p.m.  
In Vol. M00 Page 46699  
Linda Smith,  
County Clerk Fee \$ 61.00