

NE 200 DEC -8 PM 12:56

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol M00 Page 44084STATE OF OREGON, County of Klamath, ss:I, NEAL G. BUCHANAN

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 EXHIBIT A ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE HEREIN AS IF FULLY SET FORTH.

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.....

.....NEAL G. BUCHANAN....., 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.....July 12,.....2000....., ~~19XX~~..... 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.

NEAL G. BUCHANAN

Subscribed and sworn to before me on July 12, 2000, ~~19XX~~.....Notary Public for Oregon. My commission expires 11-7-03AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

Western Homes, Inc.

Grantor

TO
AmeriTitle (Neal G. Buchanan, Attorney
at Law, Successor Trustee)

Trustee

AFTER RECORDING RETURN TO

Neal G. Buchanan
435 Oak Ave.
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 TO AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

<u>Name and Last Known Address</u>	<u>Nature of Right, Lien or Interest</u>
Western Homes, Inc., an Oregon Corporation c/o Registered Agent Cathy King 5729 Altamont Drive Klamath Falls, OR 97603	Grantor and fee interest holder
State of Oregon Department of Revenue 955 Center St. N.E. Salem, Oregon 97310	State Tax Warrant No. R285515-5 for \$7,158.71 recorded 1-14-00 at Vol. M00, page 1335 State Tax Warrant No. R-285515-5 for \$246.56 recorded 1-14-00 at Vol. M00, page 1337 State Tax Warrant No. R-285515-5 for \$4,205.70 recorded 1-14-00 at Vol. M00, page 1336
Duerkson and Associates Jerry Duerksen, Registered Agent 2779 N. 9th St. Corvallis, Oregon 97330	Judgment in Klamath County Case No. 0000263CV entered February 1, 2000 for \$135.00
Shasta Glen, L.L.C. Tom Oller, Registered Agent 1576 NW City Heights Bend, Oregon 97701-5453	Judgment in Klamath County Case No. 9902114CV entered October 15, 1999 for \$4,638.49 plus
Shasta Glen, L.L.C. see above	Judgment in Klamath County Case No. 9904653CV entered February 15, 2000 for \$645.00 plus and \$1,411.75 plus
Pave & Seal, Inc. Barry Rigo, Registered Agent 5506 Altamont Dr. Klamath Falls, OR 97603	Judgment in Klamath County Case No. 0000068CV entered February 25, 2000 for \$2,755.02, \$81.00, \$25.00, \$60.00 plus
Mark and Roberta Glover P.O. Box 278 Chiloquin, OR 97624	Judgment in Klamath County Case No. 0000158CV entered March 6, 2000 for \$5,166.00
Gerrit A. DeGroot 824 Pine Street Klamath Falls, OR 97601	Judgment in Klamath County Case No. 0000895CV entered March 3, 2000, civil foreclosure
Klamath County c/o Reginald Davis, County Counsel 305 Main Street Klamath Falls, OR 97601	Klamath County Personal Property Tax Warrant; Warrant No. 993456 recorded April 20, 2000, Vol. M00 Page 13185
Klamath County	Klamath County Personal Property Tax Warrant; Warrant No. 993567 recorded April 21, 2000, Vol. M00 Page 13411

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 993614
recorded April 21, 2000, Vol. M00
Page 13443

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 993589
recorded April 21, 2000, Vol. M00
Page 13427

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 993862
recorded April 24, 2000, Vol. M00
Page 13823

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 993862
recorded April 24, 2000, Vol. M00
Page 13823

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 994288
recorded April 28, 2000, Vol. M00
Page 14985

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 994288
recorded April 28, 2000, Vol. M00
Page 14986

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 994290
recorded April 28, 2000, Vol. M00
Page 14987

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 994866
recorded May 2, 2000, Vol. M00
Page 15561

Campus Green Mobile Home Park
3611 Hwy 97 N.
Klamath Falls, OR 97601

Judgment in Klamath County
Circuit Court Case No. 00-2248CV
Judgment in Klamath County
Circuit Court Case No. 00-2249CV

Old Republic Surety Co.
P.O. Box 1635
Milwaukie, WI 53201

Judgment in Jacson County
Circuit Court Case No. 000715-L-2
recorded in Klamath County Clerk's
records at Vol. M00, page 24421

Jan D. Sokel
Stewart Sokel & Gray
1500 Benjamin Franklin Plaza
1 S.W. Columbia St.
Portland, Oregon 97258

Attorneys for judgment creditor
Old Republic Surety Co.

NT

**SUPPLEMENTAL
AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

RE: Trust Deed from

Western Homes, Inc.

To Grantor
AmeriTitle (Neal G. Buchanan
Attorney at Law, Successor)

Trustee

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

Neal G. Buchanan

435 Oak Ave.

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

44087

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 _____ 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

STATE OF OREGON, County of Klamath) ss:I, Neal G. Buchanan, being first duly sworn, depose, and say 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 the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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 THE ATTACHED EXHIBIT A

These 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 set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Neal G. Buchanan, attorney for the trustee named in the notice. Each such copy was mailed 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 November 7, 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

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



NEAL G. BUCHANAN

Subscribed and sworn to before me on November 7, 2000

Marsha Cobine
Notary Public for Oregon

My commission expires 11-07-03

* 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 TO SUPPLEMENTAL AFFIDAVIT
OF MAILING TRUSTEE'S NOTICE OF SALE

<u>Name and Last Known Address</u>	<u>Nature of Right, Lien or Interest</u>
Bombardier Capital, Inc. P.O. Box 5309 Burlington, Vermont 05402-5309	Plaintiff in Klamath County Circuit Court Case No. 0003559CV
Derrick E. McGavic P.O. Box 10163 Eugene, Oregon 97440	Attorney for Bombardier Capital, Inc
Western Homes, Inc. c/o Registered Agent Kathy King P.O. Box 1468 Overton, NV 89040	Grantor and Fee Interest Holder (newer address)
Western Homes, Inc. c/o Registered Agent Kathy King 1030 West Cottonwood St. Overton, NV 89040	Grantor and Fee Interest Holder (newer address)
Arie C. DeGroot 303 Pine Street Klamath Falls, OR 97601	Attorney for Judgment Creditor Judgment in Klamath County Case No. 0000895CV
John Sears 2394 Walton Ave. Shasta Lake, CA 96019-9117	Plaintiff in Klamath County Circuit Court Case No. 9904373CV
David McCulloch and Sandra J. McCulloch c/o Bradford J. Aspell, Attorney 122 S. 5th Street Klamath Falls, Oregon 97601	Plaintiffs Klamath County Circuit Court Case No. 0000553CV
Conseco Finance Servicing Corp, fka Green Tree Financial Services c/o CT Corporation Systems 610 SW 2nd Ave., Suite 2050 Portland, Oregon 97204	Plaintiff Klamath County Circuit Court Case No. 9904753CV
Klamath County c/o Reginald Davis, County Counsel 305 Main Street Klamath Falls, OR 97601	Klamath County Personal Property Tax Warrant; Warrant No. 993075 recorded April 18, 2000, Vol. M00 Page 12556
Klamath County	Klamath County Personal Property Tax Warrant; Warrant No. 993106 recorded April 18, 2000, Vol. M00 Page 12606
Klamath County	Klamath County Personal Property Tax Warrant; Warrant No. 993300 recorded April 19, 2000, Vol. M00 Page 12812

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 993326
recorded April 19, 2000, Vol. M00
Page 12833

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 993450
recorded April 20, 2000, Vol. M00
Page 13181

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 993884
recorded April 25, 2000, Vol. M00
Page 14060

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 993974
recorded April 25, 2000, Vol. M00
Page 14126

Klamath County

Klamath County Personal Property
Tax Warrant; Warrant No. 994215
recorded April 28, 2000, Vol. M00
Page 14932

ON

TRUSTEE'S NOTICE OF SALE

44090

Reference is made to that certain trust deed made by WESTERN HOMES, INC., an Oregon Corporation, as grantor, to AMERITITLE*, as trustee, in favor of OLIVER P. PEARSON AND ANITA K. PEARSON AS TRUSTEES OF THE PEARSON FAMILY TRUST DATED, MARCH 5, 1991, dated January 12, 1998, signed January 16, 1998, recorded Jan. 21, 1998, in the mortgage records of Klamath County, Oregon, in BOOK 1001 volume No. M98 at page 1918, or as fee title/instrument/~~instrument~~/reception No. 51921 (indicate which), covering the following described real property situated in said county and state, to-wit:

Lots 4, 5, 6, 7, 8, 9 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. By Deed of Partial Reconveyance Lots 6, 7 and the west 47 feet of Lot 8 in said LAKEWOOD HEIGHTS was released.

*By Appointment of Successor trustee dated February 17, 2000, Neal G. Buchanan, Attorney at Law, was appointed Successor Trustee, such document recorded in Vol. M00, Page 5735 on February 24, 2000 in the records of Klamath County, Oregon. 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:

Balance of principal and interest, all of which became due and payable in full on January 16, 2000

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: Balance of principal and interest through February 22, 2000 in the sum of \$31,329.33 together with interest thereon at the sum of 8% per annum from February 22, 2000 until paid

WHEREFORE, notice hereby is given that the undersigned trustee will on November 15, 2000, ~~1998~~, at the hour of 1:00 o'clock, P. M., in accord with the standard of time established by ORS 187.110, at Law Office of Neal G. Buchanan, 435 Oak Avenue

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 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 July 12, 2000, ~~1999~~

Neal G. Buchanan
NEAL G. BUCHANAN

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.

Attorney for said Trustee

SERVE:

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

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#3482

Trustee's Notice of Sale

Oliver P. Pearson

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 13, 20, 27, 2000

October 4, 2000

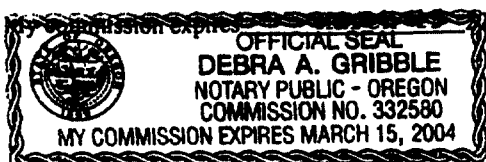
Total Cost: \$580.50

Day 2 with

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

Debra A. Gribble

Notary Public of Oregon



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by WESTERN HOMES, INC. an Oregon Corporation, as grantor, to AMERITITLE* as trustee, in favor of OLIVER P. PEARSON AND ANITA K. PEARSON AS TRUSTEES OF THE PEARSON FAMILY TRUST DATED March 5, 1991 as beneficiary, dated January 12, 1998, signed January 16, 1998, recorded January 21, 1998, in the mortgage records of Klamath County, Oregon, in volume No. M98 at page 1918, or as instrument No. 51921 covering the following described real property situated in said county and state, to-wit:

Lots 4, 5, 6, 7, 8, 9, of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. By Deed of Partial Reversion Lots 6, 7, and the west 47 feet of Lot 8 in said LAKEWOOD HEIGHTS was released.

*By Appointment of Successor trustee dated February 17, 2000, Neal G. Buchanan, Attorney at Law, was appointed Successor Trustee, such document recorded in Vol. M00, Page 5735 on February 24, 2000 in the records of Klamath County, Oregon.

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: Balance of principal and interest, all of which became due and

payable in full on January 16, 2000.

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: Balance of principal and interest through February 22, 2000 in the sum of \$31,329.33 together with interest thereon at the sum of 8% per annum from February 22, 2000 until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 15, 2000, at the hour of 1:00 o'clock P.M., in accord with the standard of time established by ORS 187.110, at Law Office of Neal G. Buchanan, 435 Oak Avenue 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 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: July 12, 2000
Neal G. Buchanan
Successor Trustee

WE ARE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE ONLY.

#3482 September 13, 20, 27, 2000
October 4, 2000

OC

44092

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Klamath

} ss.

I, NEAL G. BUCHANAN

being first duly sworn, depose, say and certify that:

I am the SUCCESSOR trustee in that certain trust deed executed and delivered by WESTERN HOMES, INC., an Oregon corporation as grantor to AMERITITLE (Neal G. Buchanan, Attorney at Law, Successor Trustee) as trustee, in which OLIVER P. PEARSON AND ANITA K. PEARSON AS TRUSTEES OF THE PEARSON FAMILY TRUST DATED MARCH 5, 1991 is beneficiary, recorded on January 21, 1998, in the mortgage records of Klamath County, Oregon, in Book 1981/volume No. M98, at page 1918 or as fee file/instrument/~~Amortization~~/~~Receipt~~ No. 51921 (indicate which), covering the following described real property situated in said county:

Lots 4, 5, 6, 7, 8, 9, of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. By Deed of Partial Reconveyance Lots 6, 7 and the west 47 feet of Lot 8 in said LAKEWOOD HEIGHTS was released.

I hereby certify that on July 12, 2000, ~~the~~ the above described real property was not occupied.

The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

Neal Buchanan
Trustee

Subscribed, sworn to and acknowledged before me this 13th day of July, 2000, ~~xx~~

(SEAL)



Marsha Cobine
Notary Public for Oregon
Commission expires: 11-7-03

TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY

STATE OF OREGON.

RE: Trust Deed from
Western Homes, Inc.

Grantor

to
AmeriTitle (Neal G. Buchanan, Successor)

Trustee

AFTER RECORDING RETURN TO

Neal G. Buchanan
435 Oak Ave.
Klamath Falls, Oregon 97601

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

State of Oregon, County of Klamath
Recorded 12/08/00, at 12:56 pm.
In Vol. M00 Page 44084
Linda Smith,
County Clerk Fee \$ 61.00