

AFFIDAVIT OF MAILING
Trustee's Notice of Sale

2001 JAN 19 PM 1:20
STATE 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 29th day of October, 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.S.
720 Olive Way, Suite 1600
Seattle, WA 98101-1801
Attn: Trudie Walsh
FORBASE\OREGON\NOD. FRM REV 10/19/00



EXHIBIT A

GRANTORS:

Patricia Hanks
1918 Manzanita Street
Klamath Falls, OR 97601

ALL OTHER PARTIES:

Occupants of the Premises
1918 Manzanita Street
Klamath Falls, OR 97601

Credit Services of Oregon
1231 SE Stephens Street #31
Roseburg, OR 97470

Credit Services of Oregon
P.O. Box 1208
Roseburg, OR 97470

Edward R. and Deborah Weise c/o William Sisemore
504 Main Street
Klamath Falls, OR 97607

After recording return to:
 BISHOP, LYNCH & WHITE, P.S.
 720 Olive Way, #1301
 Seattle, WA 98101-1801
 Attn: Trudie Walsh
 Hanks, 240-3887.01

Recorded herewith are the following:

- ☒ Affidavit(s) of Mailing # 1
☒ Proof(s) of Service # 1
☒ 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 Patricia Hanks, as grantor, to Amerititle, as trustee, in favor of Beneficial Oregon, Inc dba Beneficial Mortgage Co., as beneficiary, dated June 25, 1998, recorded June 30, 1998, in the mortgage records of Klamath County, Oregon, in Volume M98, Page 23027, covering the following described real property situated in said county and state, to-wit:

The Easterly or Northeasterly 50 feet of Lot 12 and 13 Block 36 Hot Springs Addition to the City of Klamath Falls, Oregon, according to the plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Commonly known as: 1918 Manzanita Street, Klamath Falls, OR 97601

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 September 25, 1999 through September 25, 2000:

Total Delinquency \$10,837.54

Late Charges: Included in above figure

TOTAL MONTHLY PAYMENTS AND LATE CHARGES \$10,837.54

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 \$66,047.21, plus interest at the current rate of 12.75% which is subject to change, from August 25, 1999, additional late charges, advances, foreclosure fees and costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 21, 2001, 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 ain 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: October 16, 2000.

Robin P. Church
Robin P. Church, Trustee

State of Washington)
) ss.
County of King)

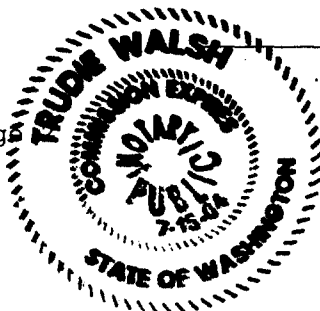
I certify that I know or have satisfactory evidence that Robin P. Church is the person who appeared before me, and said person acknowledged that she signed the attached Trustee's Notice of Sale and acknowledged it to be her free and voluntary act and deed and for the uses and purposes mentioned in the instrument.

Dated this 16 day of October, 2000.

Trudie Walsh
PRINTED NAME: Trudie Walsh
Notary Public in and for the State of
Washington, residing at Seattle.
My Commission Expires: 7-15-04.

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

Trustee's Notice of Sale - Page



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:

1918 MANZANITA STREET, KLAMATH FALLS, OREGON 97601, as follows:

Personal service upon Patti Hanks, by delivering said true copy, personally and in person, at the above address on Oct. 23, 2000 at 6:36 P.m.

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

Substitute service upon NA, 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.

Substitute service upon NA, 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.

Ed Foreman

192393

Subscribed and sworn to before me this 24th day of October, 2000, by Ed Foreman



Margaret A. Nielsen
 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#3703

Trustee's Notice of Sale

Patricia Hanks

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:

December 20, 27, 2000

January 3, 10, 2001

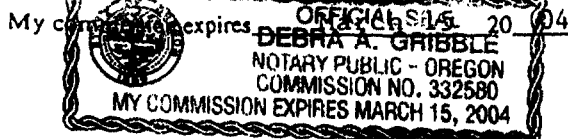
Total Cost: \$688.50

Larry L. Wells

Subscribed and sworn before me this 10th
day of January 2001

Debra A. Gribble

Notary Public of Oregon



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

TRUSTEE'S NOTICE OF SALE

Reference is made to that
certain trust deed made by
Patricia Hanks, as gran-
tor, to Amerititle, as
trustee, in favor of
Beneficial Oregon, Inc
dba Beneficial Mort-
gage Co., as benefici-
ary, dated June 25, 1998,
recorded June 30, 1998,
in the mortgage
records of Klamath
County, Oregon, in Vo-
lume M98, Page 23027,
covering the following
described real property
situated in said county
and state, to-wit:

The Easterly or
Northeasterly 50 feet of
Lot 12 and 13 Block 36
Hot Springs Addition to
the City of Klamath
Falls, Oregon, accord-
ing to the plat thereof
on file in the office of
the County Clerk of
Klamath County, Ore-
gon.

Commonly known
as 1918 Manzanita
Street, Klamath Falls,
OR 97601.
Both the benefici-
ary and the trustee
have elected to sell the
said real property to
satisfy the obligations
secured by said trust
deed and a notice of de-
fault has been recorded
pursuant to Oregon re-
vised Statutes 86.735
(3); the default for

made is grantor's fail-
ure to pay when due
the following sums: 1200.
Monthly payments: 1998.
Delinquent: Monthly
Payments due from
September 25, 1999
through September 25,
2000: 1200.
Total Delinquency:
\$10,837.54
Late Charges: In-
cluded in above fig-
ure
TOTAL MONTHLY
PAYMENTS AND
LATE CHARGES:
\$10,837.54

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 of \$66,047.21 plus
interest at the current
rate of 12.75% which is
subject to change from
August 25, 1999; addi-
tional late charges, ad-
vances, foreclosure
fees and costs.

WHEREFORE
notice hereby is given
that the undersigned
trustee will on Febru-
ary 21, 2001, at the hour
of 11:00 o'clock a.m., in
accord with the stan-
dard of time estab-
lished by ORS 187.110,
at the front entrance to
the Klamath County
Courthouse, 316 Main
Street, Klamath Falls,
Oregon, of Klamath
County, State of Ore-
gon, sell at public auc-
tion to the highest bid-
der for cash the inter-
est in the said de-
scribed real property
which the grantor has

or had power to convey
at the time of the exe-
cution by grantor of the
said trust deed together
with any interest which
the grantor or grantor's
successors in interest
acquired after the exe-
cution of said trust
deed, to satisfy the
foregoing obligations
thereby secured and
the costs and expenses
of sale, including a rea-
sonable 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 pay-
ment to the beneficiary
of the entire amount
then due (other than
such portion of the
principal as would not
then be due had no de-
fault occurred), paying
all advances authorized
under the trust deed, in-
cluding all costs and ex-
penses incurred in en-
forcing the obligation
and trust deed, and by
curing any other de-
fault complained of
therein that is capable
of being cured by ten-
dering the performance
required under the obli-
gation or trust deed,
and in addition to pay-
ing said sums or tender-
ing the performance
necessary to cure the
default, by paying all
costs and expenses ac-
tually incurred in en-
forcing the obligation
and trust deed, togeth-
er with trustee's and at-
torney's fees not ex-

2314

ceeding 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: October 16, 2000

Robin P. Church, Trustee

State of Washington

County of King ss. 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 16th day of October, 2000.

Trudie Walsh

Notary Public in, and for, the State of Washington, residing at Seattle. My Commission Expires: 7-15-04.

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

#3703 December 20, 27, 2000

January 3, 10, 2001

RECEIVED

JAN 16 2001

BISHOP, LYNCH & WHITE P.S.

State of Oregon, County of Klamath
Recorded 01/19/01, at 1:20 P.m.
In Vol. M01 Page 2308
Linda Smith,
County Clerk Fee \$ 51-