

2001 FEB -9 AM 10: 38

ASPEN 51938

09-AD-21906 (0006) AMT1

REGIONAL TRUSTEE SERVICES CORPORATION
720 SEVENTH AVENUE, SUITE 400
SEATTLE, WA, 98104

Vol M01 Page 5190

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF Washington, COUNTY OF KING } ss.

I, HARRY J. FETTERS, 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 his successor in interest named in the attached original notice of sale given under the terms of that certain trust 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 MADE A PART HEREOF

KLAMATH COUNTY TAX COLLECTOR
305 MAIN 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 an authorized representative of 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 SEATTLE, Washington, on October 23, 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 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.

REGIONAL TRUSTEE SERVICES CORPORATION

By: _____

Subscribed and sworn to before me on October 23, 2000.

(SEAL)

Notary Public for Washington

My commission expires: 5/5/04



EXHIBIT A:

GRANTORS

JACKIE V. DONOVAN
21350 YELLOW JACKET SPRINGS RD
BEATY, OR 97621

PARITES IN POSSESSION
21350 YELLOW JACKET SPRINGS RD
BEATY, OR 97621

JACKIE V. DONOVAN
3939 SOUTH 6TH STREET PMB 293
KLAMATH FALLS, OR 97603

TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79.5010, et seq.
Trustee No.: 09-AD-21906

Reference is made to that certain trust deed made by JACKIE V. DONOVAN, as grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as trustee, in favor of RHETA J. STEARNS, as beneficiary, dated May 10, 1999, recorded November 24, 1999, in the mortgage records of KLAMATH County, Oregon, in VOL M99, PAGE 46782. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by LIE TAN. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The street address or other common designation, if any, of the real property described above is purported to be:

21350 YELLOW JACKET SPRINGS RD
BEATY OR 97621

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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:

Payments:			
6	payments at \$	817.50 each;	\$ 4,905.00
0	payments at \$	each;	\$
(05-01-00	through 10-18-00)		
Late Charges:			\$
Prior accumulated late charges:			\$
Beneficiary Advances (with interest if applicable)			\$ 400.00
			=====
TOTAL:			\$ 5,305.00

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

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:

UNPAID PRINCIPAL BALANCE OF \$109,000.00, AS OF 04-01-00, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 9.000% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

WHEREFORE, notice hereby is given that the undersigned trustee will, on February 22, 2001, at the hour of 11:00 A.M., in accord with the standard of time established by ORS 187.110, at KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, 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 him of the said trust deed, together with any interest which the grantor or his 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.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 18, 2000

REGIONAL TRUSTEE SERVICES CORPORATION
Successor Trustee

BY Deborah Kaufman
DEBORAH KAUFMAN, SECRETARY
720 SEVENTH AVENUE, SUITE 400
SEATTLE, WA 98104 (206) 340-2550
Sale Information: (425) 227-7051
www.rtrustee.com

STATE OF WASHINGTON }
COUNTY OF KING } ss.

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

Authorized Representative of Trustee

EXHIBIT A:

EXHIBIT FOR LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon

PARCEL 1

A parcel of land situated in the SE $\frac{1}{4}$ of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a $\frac{3}{4}$ inch pipe marking the center $\frac{1}{4}$ corner of said Section 27, said point situated N $89^{\circ} 35' 28''$ W 2633.10 feet and N $00^{\circ} 28' 28''$ W 2641.20 feet from a $\frac{3}{4}$ inch pipe marking the Southeast corner of said Section 27; thence S $89^{\circ} 31' 16''$ E 1578.31 feet to a $\frac{5}{8}$ inch iron pin; thence continuing S $89^{\circ} 31' 16''$ E 30.17 feet; thence S $06^{\circ} 33' 10''$ W 550.13 feet; thence West 30.20 feet to a $\frac{5}{8}$ inch iron pin; thence continuing West 1510.80 feet to a $\frac{5}{8}$ inch iron pin on the West line of the SE $\frac{1}{4}$ of said Section 27; thence N $00^{\circ} 28' 28''$ W 560.00 feet to the point of beginning. Account No. 3612-2700-1400

PARCEL 2:

A parcel of land situated in the SE $\frac{1}{4}$ of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a $\frac{5}{8}$ inch iron pin on the West line of the SE $\frac{1}{4}$ of said Section 27, said point situated N $89^{\circ} 35' 28''$ W 2633.10 feet and N $00^{\circ} 28' 28''$ W 2081.20 feet from a $\frac{3}{4}$ inch pipe marking the Southeast corner of said Section 27; thence East 1510.80 feet to a $\frac{5}{8}$ inch iron pin; thence continuing East 30.20 feet; thence S $06^{\circ} 33' 10''$ W 583.79 feet; thence West 30.20 feet to a $\frac{5}{8}$ inch iron pin; thence continuing West 1439.38 feet to a $\frac{5}{8}$ inch iron pin on the West line of the SE $\frac{1}{4}$ of said Section 27; thence N $00^{\circ} 28' 28''$ W 580.00 feet to the point of beginning. Account No. 3612-2700-1500

PARCEL 3:

A parcel of land situated in the SE $\frac{1}{4}$ of Section 27, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows: Beginning at a $\frac{5}{8}$ inch iron pin on the West line of the SE $\frac{1}{4}$ of said Section 27, said point situated N $89^{\circ} 35' 28''$ W 2633.10 feet and N $00^{\circ} 28' 28''$ W 1501.20 feet from the Southeast corner of said Section 27, thence East 1439.38 feet to a $\frac{5}{8}$ inch iron pin; thence continuing East 30.20 feet; thence S $06^{\circ} 33' 10''$ W 611.98 feet; thence West 30.20 feet to a $\frac{5}{8}$ inch iron pin; thence continuing West 1364.51 feet to a $\frac{5}{8}$ inch iron pin on the West line of the SE $\frac{1}{4}$ of said Section 27; thence N $00^{\circ} 28' 28''$ W 608.00 feet to the point of beginning. Account No. 3612-2700-1600

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON
COUNTY OF

I, Ed Foreman, being 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 the county of Klamath, State of Oregon. I am not a party to, an attorney for, or interested in any suit or action involving the property described below.

That on the 24 day of October, 2000, after personal inspection, I found the following described real property to be unoccupied.

Commonly described as (Street address) 21350 yellow Jacket Springs Road
Beatty, OR 97621

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

Ed Foreman 10/24/00
(Signed and Dated)

Subscribed and Sworn to before me this 25th day of October, 2000.



Margaret A. Nielsen
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 4-12-04

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#3717

Trustee's Notice of Sale

Jackie V. Donovan

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 27, 2000

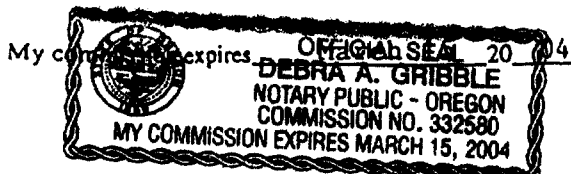
January 3, 10, 17, 2001

Total Cost: \$1080.00

Subscribed and sworn before me this 17th
day of January 2001

Debra A. Grizzle

Notary Public of Oregon



TRUSTEE'S NOTICE OF SALE
Pursuant to ORS
86.705, et seq. and
O.R.S. 79.5010, et seq.
Trustee No. 09-AD-
21904

Reference is made to
that certain trust deed
made by JACKIE V.
DONOVAN, as grantor,
to FIRST AMERICAN
TITLE INSURANCE
COMPANY OF ORE-
GON, as trustee, in
favor of RHETA J.
STEARNS, as benefici-
ary, dated May 10, 1999,

recd.
1999,
records
County, O.
M99/LP/PA
benefici-
der said
the obli-
thereby and
held by LIE TAN, said
Trust Deed encumbers
the following described
real property situated
in said county and
state, to-wit:

EXHIBIT FOR LEGAL DESCRIPTION

The following described
real property situated
in Klamath County, Or-
egon:

PARCEL 1:
A parcel of land situat-
ed in the SE 1/4 of Sec-
tion 27, Township 36
South, Range 12 East of
the Willamette Meridi-
an, Klamath County,
Oregon, more particu-
larly described as fol-
lows: Beginning at a 3/4
inch pipe marking the
center 1/4 corner of
said Section 27, said
point situated N 89°
35'28" W 2633.10 feet
and N 00° 28'28" W
2641.20 feet to a 3/4
inch pipe marking the South-
east corner of said Sec-
tion 27, thence S 89°
31'16" E 1578.31 feet to a
5/8 inch iron pin,
thence continuing S 89°
31'16" E 30.17 feet;
thence S 06° 33'10" W
550.13 feet; thence
West 30.20 feet to a 5/8
inch iron pin; thence
continuing West 1510.80
feet to a 5/8 inch iron
pin on the West line of
the SE 1/4 of said Sec-
tion 27, thence N 00°
28'28" W 560.00 feet to
the point of beginning.
Account No. 3612-2700-
1400

PARCEL 2:
A parcel of land situat-
ed in the SE 1/4 of Sec-
tion 27, Township 36
South, Range 12 East of
the Willamette Meridi-
an, Klamath County,
Oregon, more particu-
larly described as fol-
lows: Beginning at a 5/8
inch iron pin on the
West line of the SE 1/4
of said Section 27, said
point situated N 89°
35'28" W 2633.10 feet
and N 00° 28'28" W
2081.20 feet from a 3/4
inch pipe marking the
Southeast corner of
said Section 27, thence
East 1510.80 feet to a 5/
8 inch iron pin, thence
continuing East 30.20
feet; thence S 06°
33'10" W 583.79 feet;
West 30.20 feet to a 5/8
inch iron pin; thence
continuing West 1439.38
feet to a 5/8 inch iron
pin on the West line of
the SE 1/4 of said Sec-

tion 27, thence N 00°
28'28" W 580.00 feet to
the point of beginning.
Account No. 3612-2700-
1500

PARCEL 3:
A parcel of land situat-
ed in the SE 1/4 of Sec-
tion 27, Township 36
South, Range 12 East of
the Willamette Meridi-
an, Klamath County,
Oregon, more particu-
larly described as fol-
lows: Beginning at a 5/
8 inch iron pin on the
West line of the SE 1/4
of said Section 27, said
point situated N 89°
35'28" W 2633.10 feet
and N 00° 28'28" W
1501.20 feet from the
Southeast corner of
said Section 27, thence
East 1439.38 feet to a 5/
8 inch iron pin; thence
continuing East 30.20
feet; thence S 06° 33'10"
W 611.98 feet; thence
West 30.20 feet to a 5/8
inch iron pin; thence
continuing West 1364.51
feet to a 5/8 inch iron
pin on the West line of
the SE 1/4 of said Sec-
tion 27, thence N 00°
28'28" W 608.00 feet to
the point of beginning.
Account No. 3612-2700-
1600

The street address or
other common designa-
tion, if any, of the real
property described
above is purported to be

21350 YELLOW JACK-
ET SPRINGS RD
BEATTY OR 97621

The undersigned Trust-
ee disclaims any liabil-
ity for any incorrect-
ness of the above street
address or other com-
mon designation.

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 Sta-
tutes 86.735(3); the de-
fault for which the fore-
closure is made is grantor's failure to pay
when due, the following
sums:

Payments: 6 payments
of \$817.50 each;
\$4,905.00

0 payments at \$0 each;

\$00.00
(05-01-00 through 10-18-
00)

Late Charges:

Prior accumulated late
charges: \$300

Beneficiary Advances
(with interest if appli-
cable): \$400.00

TOTAL: \$5,305.00

ALSO, if you have
failed to pay taxes on
the property, provide
insurance on the prop-
erty or pay other senior

lien or encumbrances
as required in the note
and deed of trust, the
beneficiary may insist
that you do so in order
to reinstate your ac-
count in good standing.

The beneficiary may
require as a condition
to reinstatement that
you provide reliable
written evidence that
you have paid all senior
liens or encumbrances,
property taxes, and
hazard insurance pre-
miums. These require-
ments for reinstate-
ment should be con-
firmed by contacting
the undersigned Trust-
ee.

By reason of said de-
fault, the beneficiary
has declared all sums
owing on the obligation
secured by said trust
deed immediately due
and payable, said sums
being the following:

UNPAID PRINCIPAL BALANCE OF \$109,000.00, AS OF 04-01-00; PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 9.000% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FOR RECORDING COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

WHEREFORE, notice hereby is given that the undersigned, trustee will, on February 22, 2001, at the hour of 11:00 A.M., in accord with the standard of times established by ORS 187.110, at KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, 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 him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereon secured, and the costs and expenses of sale including a reasonable fee payable by the trustee.

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 of 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.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 18, 2000
BY DEBORAH MAO, MAN, SECRETARY
720 SEVENTH AVE.
SUITE 1100
SEATTLE, WA 98147
(206) 340-2550
Sales Information (425) 221-2550
www.rtrustee.com
STATE OF WASHINGTON
COUNTY OF KING ss
#3712 December 27, 2000
January 3, 2001

State of Oregon, County of Klamath
Recorded 02/09/01, at 10:38 A.m.
In Vol. M01 Page 5190
Linda Smith,
County Clerk Fee \$ 61.00