

2001 MAR 13 PM 3: 24

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

Vol MQ1 Page 10170

*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.*

MTL 52623

*This Space For County Recording Use Only  
as of 8-1-98*

**AFTER RECORDING RETURN TO**  
*name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.*

AmeriTitle

**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** (must have trustee's notice of sale attached)



**AFFIDAVIT OF PUBLICATION NOTICE OF SALE**



**PROOF OF SERVICE**

**Original Grantor on Trust Deed**

Cathy King

**Beneficiary**

bb.cw m

## AFFIDAVIT OF MAILING

STATE OF OREGON     )  
                                   ) ss,  
 County of Douglas     )

I, Barbara L. Thomas, 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 Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original Trustee's 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 Trustee's Notice of Sale by mailing an original thereof by first class and certified mail with return receipt requested to each of the parties named on the attached letter at their respective addresses.

Said parties include the grantor in the trust deed; any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice any parties 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, any party requesting notice, as required by ORS 86.785.

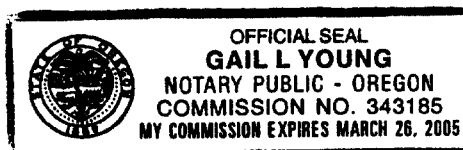
Each of the notices so mailed was an original notice of sale signed by the trustee; each such notice was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Roseburg, Oregon, on November 30, 2000. With respect to each party listed herein, 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 notice was mailed after the notice of default and election to sell described in said notice of sale was recorded.

*Barbara L. Thomas*

Barbara L. Thomas, Assistant Secretary

Subscribed and sworn to before me this 30<sup>th</sup> day of November, 2000

*Gail L. Young*





10172

November 28, 2000

CATHY KING aka CATHERINE S. KING aka  
KATHY KING  
620 Front Street  
Klamath Falls, OR 97601

ANDREW PATTERSON  
2667 Front Street  
Klamath Falls, OR 97601

WILLIAM GANONG dba WJMW PROPERTIES  
514 Walnut Avenue  
Klamath Falls, OR 97601

MARIE GANONG dba WJMW PROPERTIES  
514 Walnut Avenue  
Klamath Falls, OR 97601

JAMES YOUNG dba WJMW PROPERTIES  
514 Walnut Avenue  
Klamath Falls, OR 97601

WENDY YOUNG dba WJMW PROPERTIES  
514 Walnut Avenue  
Klamath Falls, OR 97601

TOM OLLER, REGISTERED AGENT  
SHASTA GLENN, L.L.C.  
1576 N.W. City Heights  
Bend, OR 97701

STATE OF OREGON, OREGON DEPARTMENT  
OF REVENUE  
955 Center Street, N.E.  
Salem, OR 97310

STATE OF OREGON, OFFICE OF THE  
ATTORNEY GENERAL  
Justice Building  
Salem, OR 97310

SUSAN R. WAGNER  
1640 Sykes Creek Road  
Rogue River, OR 97537

GERRIT A. DEGROOT  
1041 Wild Plum Drive  
Klamath Falls, OR 97601

BARRY RIGO, REGISTERED AGENT  
PAVE & SEAL, INC.  
5506 Altamont Drive  
Klamath Falls, OR 97603

MARK GLOVER  
P.O. Box 278  
Chiloquin, OR 97624

ROBERTA GLOVER  
P.O. Box 278  
Chiloquin, OR 97624

OLD REPUBLIC SURETY COMPANY  
A Wisconsin corporation  
P.O. Box 1635  
Milwaukie, WI 53201

JAN D. SOKOL, ATTORNEY FOR  
OLD REPUBLIC SURETY COMPANY  
c/o STEWART SOKOL & GRAY LLC  
One SW Columbia Street, Suite 1500  
Portland, OR 97258

CATHY KING aka CATHERINE S.KING  
aka KATHY KING  
6640 S. 6<sup>th</sup> Street  
Klamath Falls, OR 97601

CATHY KING aka CATHERINE S.KING  
aka KATHY KING  
1030 W. Cottonwood  
Overton, NV 89040



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Page 2 continued

THOMAS J. BROUGH, REGISTERED AGENT  
FOR OLD REPUBLIC SURETY COMPANY  
10220 S.W. Greenburg Road, Suite 640  
Portland, OR 97223


CATHY KING aka CATHERINE S. KING  
aka KATHY KING  
5729 Altamont Drive  
Klamath Falls, OR 97603

Attached, and mailed separately to each of you by both first class and certified mail, is an original Trustee's Notice of Sale in connection with the foreclosure of a trust deed made by CATHY KING in favor of RUNNING Y RESORT, INC., an Oregon Corporation. This notice is being mailed to you pursuant to Chapter 86 of the Oregon Revised Statutes.

Please read the enclosed notice carefully and if you have any questions regarding your rights you should consult your attorney.

Sincerely,

AmeriTitle, Inc.

  
Barbara L. Thomas  
Assistant Secretary

BLT:jws  
Order No.: 54122



10174

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by CATHY KING, as Grantor, to AmeriTitle, Inc. as Trustee in favor of RUNNING Y RESORT, Inc., an Oregon Corporation as beneficiary, dated November 2, 1997 and recorded November 7, 1997, in Volume M97 at Page 36953, Records of KLAMATH County, Oregon, covering the following described real property in said county and state:

Lot 230 of RUNNING Y RESORT PHASE 3 PLAT, recorded July 25, 1997 in 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; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

monthly payments in the amount of \$657.24, due for November 1999, through present, plus late charges, delinquent property taxes and advances by beneficiary, if any.

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 \$ 41,182.15 plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on April 4, 2001, at the hour of 10:00 o'clock A.M., Pacific Time, as established by, Oregon Revised Statutes, at the offices of AmeriTitle located at 222 South Sixth Street, in the City of Klamath Falls, County of KLAMATH and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary 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 of Oregon Revised Statutes.

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 this 9<sup>th</sup> day of November, 2000

AmeriTitle, Inc.

By: Barbara L. Thomas  
Barbara L. Thomas  
Assistant Secretary

BLT: jws  
Order No.: 00051422


## AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON     )  
                          ) ss.  
County of Douglas    )


I, BARBARA L. THOMAS, being first duly sworn, depose, say and certify that:

I am, and have been at all times material hereto, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached Trustee's Notice of Sale given under the terms of that certain trust deed described in said notice; and,

I hereby certify that on November 22, 2000, the property described on the attached Trustee's Notice of Sale was not occupied.

  
BARBARA L. THOMAS  
Assistant Secretary

Subscribed and sworn to before me this 22nd day of November, 2000.

  
Notary Public for Oregon  
My commission expires: 3/26/2001

Order No. 51422





10177

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by CATHY KING, as Grantor, to AmeriTitle, Inc. as Trustee in favor of RUNNING Y RESORT, Inc., an Oregon Corporation as beneficiary, dated November 2, 1997 and recorded November 7, 1997, in Volume M97 at Page 36953, Records of KLAMATH County, Oregon, covering the following described real property in said county and state:

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monthly payments in the amount of \$657.24, due for November 1999, through present, plus late charges, delinquent property taxes and advances by beneficiary, if any.

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 \$ 41,182.15 plus interest, accrued late charges and advances.

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Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary 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 of Oregon Revised Statutes.



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 this 9<sup>th</sup> day of November, 2000

AmeriTitle, Inc.

By:   
Barbara L. Thomas  
Assistant Secretary

BLT: jws  
Order No.: 00051422

# 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#3636

Trustee's Notice of Sale

Cathy King

Page 36953

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:

January 2, 9, 16, 23, 2001

Total Cost: \$499.50

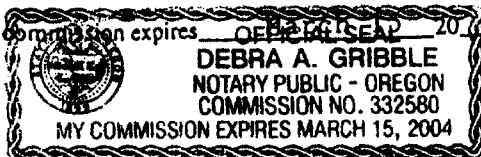
Subscribed and sworn before me this 23rd  
day of January 20 01

Notary Public of Oregon

My commission expires

OFFICIAL SEAL

20 04



### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by CATHY KING, as Grantor, to AMERITITLE, INC. as Trustee in favor of RUNNING Y RESORT INC., an Oregon Corporation as beneficiary, dated November 2, 1997 and recorded November 7, 1997, in Volume M97 at Page 36953. Records of KLAMATH County, Oregon.

Lot 230 of RUNNING Y RESORT, PHASE 3 PLAT, recorded July 25, 1997 in 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; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

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WHEREFORE, notice is hereby given that the undersigned trustee will on April 4, 2001 at the hour of 10:00 o'clock A.M., Pacific Time, as established by, Oregon Revised Statutes, at the offices of AmeriTitle located at 222 South Sixth Street, in the City of Klamath Falls, County of KLAMATH and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary 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 ex-

penses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees not exceeding the amounts provided by of Oregon Revised Statutes.

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 this 9th day of November, 2000

AmeriTitle, Inc.  
By: Barbara L. Thomas  
Assistant Secretary  
For further information regarding this foreclosure, please contact Barbara Thomas at (541) 672-6651

BLT:jws  
Order No. 00051422  
#3636 January 2, 9, 16, 23, 2001

State of Oregon, County of Klamath  
Recorded 03/13/01, at 3:24 p.m.  
In Vol. M01 Page 10170  
Linda Smith,  
County Clerk Fee\$ 66<sup>00</sup>