

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

Vol M01 Page 13815

*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.*

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.*

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

mtc 52812

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

Beneficiary

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 00-03659

Received for Service 12/15/00

I hereby certify that I received for service on
MOORE, SHERRY
the within:

TRUSTEE'S NOTICE OF SALE

MOORE, SHERRY
was served personally, and in person, at
6508 MICHAEL RD
LAPINE , OR, on 12/28/00,
at 13:15 hours.

All search and service was made within Klamath County, State of
Oregon.

Timothy M. Evinger, Sheriff
Klamath County, Oregon

By 
FRANK, DARREN

Copy to:

AMERITITLE
P.O. BOX 1609
ROSEBURG

OR 97470

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 00-03659

Received for Service 12/15/00

I hereby certify that I received for service on
MOORE, RONALD
the within:

TRUSTEE'S NOTICE OF SALE

MOORE, RONALD
was served personally, and in person, at
6508 MICHAEL RD
LAPINE , OR, on 12/28/00,
at 13:15 hours.

All search and service was made within Klamath County, State of
Oregon.

Timothy M. Evinger, Sheriff
Klamath County, Oregon

By


FRANK, DARREN

Copy to:

AMERITITLE
P.O. BOX 1609
ROSEBURG

OR 97470



13818

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by MARK MINGO and JANET MINGO, as Grantor, to Bend Title Company as Trustee in favor of CARL W. HOPP, JR., TRUSTEE as beneficiary, dated December 30, 1994 and recorded January 4, 1995, in Volume M95 at Page 210, as Instrument No. 93219, and Assigned by numerous assignments to Investors Financial Limited Partnership, an Idaho Limited Partnership, by Assignment recorded October 30, 1995, in Volume M95 at Page 29645, Records of Klamath County, Oregon, covering the following described real property in said county and state:

See Exhibit A attached hereto and made a part hereof.

COMMONLY KNOWN AS: 60508 Michael Road
LaPine, 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 \$334.71, due for October, 2000, 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 \$ 25,320.28 plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on April 27, 2001, at the hour of 11:00 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 11th day of December, 2000

AmeriTitle, Inc.

By: 

Barbara L. Thomas
Assistant Secretary

BLT: jws

Order No.: 00051570

Exhibit A

A parcel of land situated in the N1/2 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

BEGINNING at the West quarter corner of said Section 16; thence South along the West line of said Section 16 a distance of 312.0 feet to the Northwest corner of parcel described in Deed Volume M69 at Page 6733, Microfilm Records of Klamath County, Oregon; thence East along the North line of said parcel a distance of 312.0 feet to the Northeast corner thereof; thence North along the West line of parcel described in Deed Volume M66 at Page 9785, a distance of 312.0 feet to the North line of the NW1/4 SW1/4 of said Section 16; thence West along said North line a distance of 312.0 feet to the point of beginning.

SAVING AND EXCEPTING the North 30 feet reserved for roadway.

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#3804

Trustee's Notice of Sale

MARK MINGO

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:

February 9, 16, 23, 2001

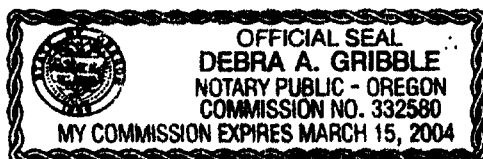
March 2, 2001

Total Cost: \$661.50

Subscribed and sworn before me this 2nd day of March 2001

Notary Public of Oregon

My commission expires March 15 2004



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by MARK MINGO and JANET MINGO, as Grantor, to Bend Title Company as Trustee in favor of CARL W. HOPP, JR, TRUSTEE as beneficiary, dated December 30, 1994 and recorded January 4, 1995, in Volume M95 at Page 210, as Instrument No. 93219, and Assigned by numerous assignments to Investors Financial Limited Partnership, an Idaho Limited Partnership, by Assignment recorded October 30, 1995, in Volume M95 at Page 29645, Records of Klamath County, Oregon, covering the following described real property in said county and state:

A parcel of land situated in the N1/2NW1/4, 4SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

BEGINNING at the West quarter corner of said Section 16; thence South along the West line of said Section 16 a distance of 312.0 feet to the Northwest corner of parcel described in Deed volume M69 at Page 6733, Microfilm Records of Klamath County, Oregon; thence East along the North line of said parcel a distance of 312.0 feet to the Northeast corner thereof; thence North along the West line of parcel described in Deed Volume M66 at Page 9785, a distance of 312.0 feet to the North line of the NW1/4SW1/4 of said Section 16; thence West along said North line a distance of 312.0 feet to the point beginning.

SAVING AND RESERVING the North 30 feet reserved for road-way.

COMMONLY KNOWN AS: 60508 Michael Road LaPine, 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 grantors failure to pay when due the following sums: monthly payments in the amount of \$334.71, due for October, 2000, 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 \$25,320.28 plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on April 27, 2001, at the hour of 11:00 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 11th day of December, 2000. AmeriTitle, Inc. By: Barbara L. Thomas Assistant Secretary For further information regarding this foreclosure, please contact Barbara Thomas at (541) 672-6651 #3804 February 9, 16, 23, 2001 March 2, 2001

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.

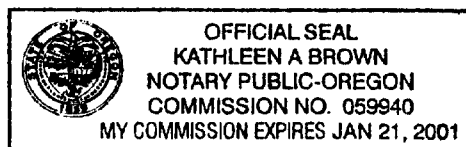
Each of the notices so mailed was an original notice of sale signed by the trustee; each such notice was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Roseburg, Oregon, on December 14, 2000. With respect to each party listed 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, Assistant Secretary

Subscribed and sworn to before me this 14th day of December, 2000







13823

December 13, 2000

MARK MINGO
4075 Franklin Blvd.
Eugene, OR 97403-2361

JANET MINGO
4075 Franklin Blvd.
Eugene, OR 97403-2361

MARK MINGO
60508 Michael Road
LaPine, OR 97739

JANET MINGO
60508 Michael Road
LaPine, OR 97739

O.B. BIGGS, his successors or assigns
1400 S. 39th Street
Springfield, OR 97477

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 MARK MINGO and JANET MINGO in favor of CARL W. HOPP, JR., TRUSTEE. 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.: 00051570



13824

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by MARK MINGO and JANET MINGO, as Grantor, to Bend Title Company as Trustee in favor of CARL W. HOPP, JR., TRUSTEE as beneficiary, dated December 30, 1994 and recorded January 4, 1995, in Volume M95 at Page 210, as Instrument No. 93219, and Assigned by numerous assignments to Investors Financial Limited Partnership, an Idaho Limited Partnership, by Assignment recorded October 30, 1995, in Volume M95 at Page 29645, Records of Klamath County, Oregon, covering the following described real property in said county and state:

See Exhibit A attached hereto and made a part hereof.

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Dated this 11th day of December, 2000

AmeriTitle, Inc.

By: 
Barbara L. Thomas
Assistant Secretary

BLT: jws

Order No.: 00051570

Exhibit A

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SAVING AND EXCEPTING the North 30 feet reserved for roadway.

State of Oregon, County of Klamath

Recorded 04/04/01, at 11:20a. m.

In Vol. M01 Page 13815

Linda Smith,

County Clerk Fee \$ 76⁰⁰