

'01 APR 11 PM3:23

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

Vol M01 Page 15234

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.

mtc 53009

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.

Cal - Western Reconveyance Corp.  
P.O. Box 22004  
El Cajon, CA 92022-9004

**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**

matthew + Jeanette King

**Beneficiary**

5600r

WHEN RECORDED MAIL TO:

15235

Cal-Western Reconveyance Corporation  
P.O. Box 22004  
525 East Main Street  
El Cajon, CA 92022-9004

T.S. NO.: 1023985-08  
LOAN NO.: 0800152654

## AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } SS  
COUNTY OF SAN DIEGO }

I, FRANCO CABADING 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 California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached 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 registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

### **SEE ATTACHED**

Said person(s) 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, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by HILLARY V COTTON, for CAL-WESTERN RECONVEYANCE CORPORATION, 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 mail in San Diego County, California, on January 19, 2001. Each of said notices was mailed after the Notice of Default and Election to Sell described in said Notice of Sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

[Signature]  
Affiant

SUBSCRIBED AND SWORN to me this 29<sup>th</sup> day of January, 2001

[Signature: Marie A. Yale]  
Notary Public



**TRUSTEE'S NOTICE OF SALE**

Loan No: 0800152654  
T.S. No: 1023985-08

Reference is made to that certain deed made by ,

MATTHEW S KING AND JEANETTE KING, HUSBAND AND WIFE,  
as Grantor to  
AMERITITLE, as Trustee, in favor of

MERITAGE MORTGAGE COPORATION,  
as Beneficiary,

dated February 13, 1998, recorded February 20, 1998, in official records of KLAMATH County, Oregon in book/reel/volume No. M98 at page No. 5470, fee/file/instrument/microfile/reception No. XX(indicated which), covering the following described real property situated in said County and State, to-wit:

LOT 2 IN BLOCK 14 OF NORTH KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK 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 notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's :  
Failure to pay the monthly payment due October 1, 1999 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$470.82      Monthly Late Charge \$23.54

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit; The sum of \$51,588.30 together with interest thereon at the rate of 10.375 % per annum from 09/01/1999 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on May 24, 2001 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET

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 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 to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

15237

Loan No: 0800152654  
T.S. No: 1023985-08

### TRUSTEE'S NOTICE OF SALE

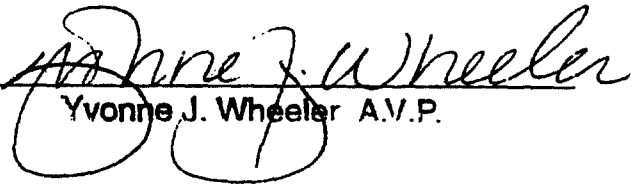
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: January 10, 2001

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By:

  
Yvonne J. Wheeler A.V.P.

1/19/01 1:40:38 PM      Sender:      Calwestern Reconveyance  
525 E Main  
El Cajon CA 92030

Postal Class:      First Class

Type of Mailing:      NOS

Affidavit Attachment: 1023985-08 030 01181616 CWR

Postal Number      Sequence      Recipient Name

71041994141000005945	1	MATTHEW S KING	Address Line 1/3	Address Line 2/4
			124 IOWA STREET	KLAMATH FALLS OR 97601
71041994141000005952	2	JEANETTE KING	124 IOWA STREET	KLAMATH FALLS OR 97601
71041994141000005969	3	MATTHEW KING	325 HAWTHORNE ST	KLAMATH FALLS OR 97601
71041994141000005976	4	JEANETTE KING	325 HAWTHORNE ST	KLAMATH FALLS OR 97601
71041994141000005983	5	KLAMATH COUNTY TAX COLLECTOR	305 MAIN ST 1ST FLOOR	KLAMATH FALLS OR 97601

15238

Calwestern Reconveyance  
525 E Main  
El Cajon CA 92030

Sender:

1/19/01 1:40:39 PM

Postal Class: Certified - Ret

Type of Mailing: NOS

Affidavit Attachment: 1023985-08 030 01181616 CWR

Postal Number Sequence Recipient Name

71041994141000005549 1	MATTHEW S KING	124 IOWA STREET	Address Line 1/3	Address Line 2/4
71041994141000005556 2	JEANETTE KING	124 IOWA STREET		KLAMATH FALLS OR 97601
71041994141000005563 3	MATTHEW KING	325 HAWTHORNE ST		KLAMATH FALLS OR 97601
71041994141000005570 4	JEANETTE KING	325 HAWTHORNE ST		KLAMATH FALLS OR 97601
71041994141000005587 5	KLAMATH COUNTY TAX COLLECTOR	305 MAIN ST 1ST FLOOR		KLAMATH FALLS OR 97601

15239

# 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#3802

Trustee's Notice of Sale

Loan No: 0800152654

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

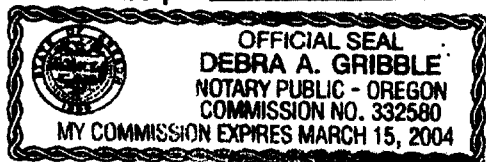
Total Cost: \$580.50

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

*Debra A. Gribble*

Notary Public of Oregon

My commission expires March 15 2004



### TRUSTEE'S NOTICE OF SALE

Loan No: 0800152654  
T.S. No: 1023985-08  
71787

Reference is made to that certain deed made by, MATTHEW S. KING AND JEANETTE KING, HUSBAND AND WIFE, as Grantor to AMERITITLE, as Trustee, in favor of MERTAGE MORTGAGE CORPORATION, as Beneficiary, dated February 13, 1998, recorded February 20, 1998, in official records of KLAMATH County, Oregon in book/reel/volume No. M98 page No. 5470, fee/file/instrument/microfile/reception No. XX (indicated which) covering the following described real property situated in said County and State, to-wit: LOT 2 IN BLOCK 14 OF NORTH KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK 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 notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's. Failure to pay the monthly payment due October 1, 1999 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Monthly payment: \$470.82 Monthly Late Charge: \$23.54 By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$51,588.30 together with interest thereon at the rate of 10.375% per annum from 09/01/1999 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of said deed of trust. Whereof, notice hereby is given that, CAL-VEYANCE CORPORATION the undersigned trustee will on May 24, 2001 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET 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 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 to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred); together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering

the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: January 10, 2001  
CAL-WESTERN RE-CONVEYANCE CORPORATION  
525 EAST MAIN ST  
P.O. BOX 22004  
EL CAJON CA 92022-9004  
By: Yvonne J. Wheeler  
A.V.P.

#3802 February 9, 16, 23, 2001  
March 2, 2001

R-73787

REC'D APR 06 2001

102398508

15241

Klamath County, Oregon  
MERITAGE MORTGAGE CORP, beneficiary  
MATTHEW S KING & JEANETTE KING, grantor  
CAL-WESTERN RECONVEYANCE CORP, trustee/successor trustee  
REF # R-73787

## AFFIDAVIT OF SERVICE

I hereby certify that I am a competent person 18 years of age or older and meet the requirements in the state of service, and that I am not the beneficiary of trustee named in the original trustee's Notice of Sale, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I further certify that I made service of the foregoing TRUSTEE'S NOTICE OF SALE upon the OCCUPANTS of 124 IOWA ST, KLAMATH FALLS, OR 97601, named below, by delivering or leaving true copies of said documents, as follows:

## NON-OCCUPANCY

On January 23, 2001, I found the property at 124 IOWA ST, KLAMATH FALLS, OR 97601, to be unoccupied.



(signature)

Ed Foreman, JEFFERSON STATE ADJUSTERS

STATE OF OREGON, County of Klamath.

Signed and affirmed before me on 3/5, 2001.

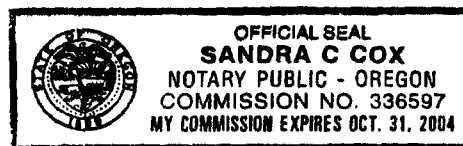
(SEAL)



NOTARY PUBLIC - OREGON

My commission expires: 10/31/04

CLIENT: RELIABLE POSTING & PUBLISHING REF # R-73787  
IPS# 10465



INTERSTATE PROCESS SERVING, INC. \* P.O. Box 422, Beaverton OR 97075 \* (503) 526-8850

members of

Oregon Association of Process Servers  
National Association of Professional Process Servers  
Washington State Process Servers Association

State of Oregon, County of Klamath  
Recorded 04/11/01, at 3:23 p. m.  
In Vol. M01 Page 15234  
Linda Smith,  
County Clerk Fee \$ 56<sup>00</sup>