

( ) TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL  
and/or  
( X ) AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein Mary N. Reyes, is grantor; Aspen Title & Escrow, Inc., is Trustee; and Brian L. Curtis and Dolores Curtis, husband and wife with full rights of survivorship, is Beneficiary, recorded in Official/Microfilm Records, Vol. M98, page 47043, \*\* Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

As shown on attached Exhibit "A"

\*\*Re-recorded January 11, 1999, Volume No. M99, page 724, and as modified by instrument dated June 8, 1999, and recorded June 11, 1999, Volume No. M99, page 23054.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: Instalment due October 23, 2000 in the amount of \$162.50 and a like instalment on the 23<sup>rd</sup> day of each month thereafter; failure to pay the real property taxes for the years 1999-00, 2000-01.

The sum owing on the obligation secured by the trust deed is: \$15,000.00 + interest at the rate of 13.% per annum from September 1, 2000, plus all applicable late charges, plus trustee's fees, attorney's fees, foreclosure costs, all applicable late charges, and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on May 21, 2001 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 803 Main Street., #201, Klamath Falls, Klamath, County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

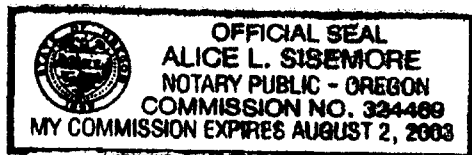
Dated: January 18, 2001

William L. Sisemore  
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on January 18, 2001, by William L. Sisemore,

Alice L. Sisemore, Notary Public for Oregon-My Commission Expires: 08/02/2003



Certified to be a true copy:

\_\_\_\_\_  
Attorney for Trustee

After recording, return to:

**William L. Sisemore**

**Attorney at Law**

**803 Main Street, #201**

**Klamath Falls, OR 97601**

56 cK

Parcel 2 of Land Partition 12-96 situated in Government Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, filed in the Office of the Klamath County Clerk May 3, 1996.

LESS AND EXCEPT the following:

A parcel of land situated in Government Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and further being described as a portion of Parcel Two, "Land Partition 12-96", and more particularly described as follows:

Beginning at a 5/8 inch pin marking the Northeast corner of Parcel One of said Land Partition 12-96, from which the Southwest corner of "Modoc Point A Townsite" bears South 05 degrees 32' 00" East 400.00 feet; thence from said point of beginning along the East line of said Parcel Two, North 05 degrees 32' 00" West 68.47 feet to a 5/8 inch pin; thence along the North line of said Parcel Two North 71 degrees 51' 00" West 90.20 feet to a 5/8 inch pin; thence South 18 degrees 09' 00" West 42.15 feet to a 5/8 inch pin; thence South 05 degrees 32' 00" East 56.46 feet to a 5/8 inch pin marking the Northwest corner of said Parcel One; thence along the North line of said Parcel One North 90 degrees 00' 00" East 100.00 feet to the point of beginning, bearings based on "Land Partition 12-96".

CODE 118 MAP 3607-A15CD-1900

AFFIDAVIT OF AMENDED MAILING TRUSTEE'S NOTICE OF SALE  
AND PROOF OF PERSONAL SERVICE ON OCCUPANTS

STATE OF OREGON    )  
                              ) SS  
County of Klamath    )

I, William L. Sisemore, 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 Oregon, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original Trustee's Notice of Default and Election to Sell and Trustee's Notice of Sale given under the terms of that certain deed described in said notice.

  X   (1) I gave notice of the sale of the real property described in the attached Notice of Default and Election to Sell and Trustee's Notice of Sale by mailing a copy thereof, certified by William L. Sisemore, to be a true copy of the original notice, by both first class and certified mail with return receipt requested by placing the notices in a sealed envelope, with postage thereon, fully prepaid, and deposited in the United States Mail at Klamath Falls, Oregon, on January 18, 2001, which was after the Trustee's Notice of Default and Election to Sell was recorded, to each of the following named persons. Said persons include (a) The grantor of the trust deed; (b) Any successor-in-interest to the grantor whose interest appears of record, or of whose interest the trustee or 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 lien or interest; (d) Any person requesting notice as required by ORS 86.785. (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

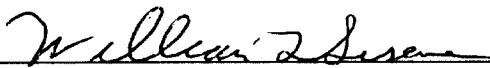
As shown on attached Exhibit 1

  N/A   (2) The following persons were personally served as shown by Exhibit        attached hereto.


  X   (3) Personal service of Trustee's Notice of Sale was not required because the property is not occupied as shown by Exhibit   2   attached hereto.

  X   (4) The grantor(s) of the trust deed was/were ~~not~~ in the military service as shown by Exhibit   3   attached hereto.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

  
\_\_\_\_\_  
William L. Sisemore

Subscribed and sworn to before me by the above-named person on January 18, 2001.

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 08/02/2003

After recording, return to:  
William L. Sisemore  
Attorney at Law  
803 Main Street, #201  
Klamath Falls, OR 97601

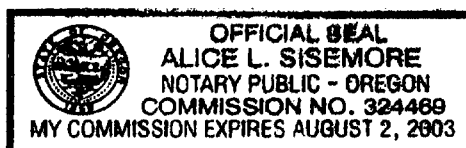


Exhibit 1

23224

Nannette C. Reyes  
24520 Modoc Point Road  
Klamath Falls, OR 97601

Scott D. MacArthur, P.C.  
280 Main Street  
Klamath Falls, OR 97601

Nannette C. Reyes, Personal Representative  
Estate of Mary Nan Reyes  
c/o Scott D. MacArthur, Attorney  
280 Main Street  
Klamath Falls, OR 97601

Ira Reyes  
c/o Miranda Hoagland  
P.O. Box 767  
Covelo, CA 95428

Avery Biss  
P.O. Box 102  
Warm Springs, OR 97761

Cheryl Ruth Campagna  
72 SE 9<sup>th</sup>  
Madras, OR 97741

Donna Webb  
72 SE 9<sup>th</sup>  
Madras, OR 97741

John Fox Reyes  
c/o Miranda Hoagland  
P.O. Box 767  
Covelo, CA 95428

Manuel Angel Reyes, Jr.  
4328 Barry Avenue  
Klamath Falls, OR 97603

Mary Nan Vaughn  
P.O. Box 3676  
Incline Village, NV 89450

Cheryl Gibson  
70 Morning Dawn  
Sparks, NV 89436

Loraine Vogts  
5945 Ranger Road #37  
Reno, NV 89506

James Warren Campagna, Jr.  
P.O. Box 7455  
Klamath Falls, OR 97601

Donald Campagna  
2233 Vine Avenue  
Klamath Falls, OR 97601

Louis Campagna  
P.O. Box 925  
Chiloquin, OR 97624

Leon Campagna  
C/o 5945 Ranger Road #37  
Reno, NV 89506

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON           )  
                                      ) ss  
County of Klamath         )

23225


I, William L. Sisemore, being first duly sworn, depose, say and certify that: I am the successor trustee in that certain trust deed executed and delivered by Mary N. Reyes as grantor(s) to Aspen Title & Escrow, Inc., as trustee, in which Brian L. Curtis and Dolores Curtis, husband & wife with full rights of survivorship is (are) beneficiary(ies), recorded on \*\*December 23, 1998, in the mortgage records of Klamath County, Oregon, in book/reel/volume no. M98, at page 47043, covering the following described real property situated in said county:

\*\*Re-recorded January 11, 1999, Volume No. M99, page 724, and as modified by instrument dated June 8, 1999, and recorded June 11, 1999, Volume No. M99, page 23054


As shown on attached Exhibit "A"

I hereby certify that on December 20, 2000, the above-described real property was not occupied.

The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed first mentioned above.

  
\_\_\_\_\_  
William L. Sisemore, Successor Trustee

Subscribed, sworn to and acknowledged before me this 20 day of December, 2000.

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 08/02/2003

After recording, return to:

William L. Sisemore  
Attorney at Law  
803 Main St., #201  
Klamath Falls, OR 97601

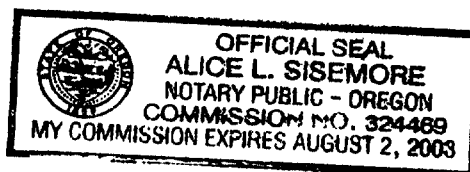


Exhibit 2

Parcel 2 of Land Partition 12-96 situated in Government Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, filed in the Office of the Klamath County Clerk May 3, 1996.

LESS AND EXCEPT the following:

A parcel of land situated in Government Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and further being described as a portion of Parcel Two, "Land Partition 12-96", and more particularly described as follows:

Beginning at a 5/8 inch pin marking the Northeast corner of Parcel One of said Land Partition 12-96, from which the Southwest corner of "Modoc Point A Townsite" bears South 05 degrees 32' 00" East 400.00 feet; thence from said point of beginning along the East line of said Parcel Two, North 05 degrees 32' 00" West 68.47 feet to a 5/8 inch pin; thence along the North line of said Parcel Two North 71 degrees 51' 00" West 90.20 feet to a 5/8 inch pin; thence South 18 degrees 09' 00" West 42.15 feet to a 5/8 inch pin; thence South 05 degrees 32' 00" East 56.46 feet to a 5/8 inch pin marking the Northwest corner of said Parcel One; thence along the North line of said Parcel One North 90 degrees 00' 00" East 100.00 feet to the point of beginning, bearings based on "Land Partition 12-96".

CODE 118 MAP 3607-A15CD-1900

CERTIFICATE OF NON-MILITARY SERVICE

23227

STATE OF OREGON     )  
                                  ) SS  
County of Klamath     )

THIS IS TO CERTIFY that I am the Attorney and Trustee for beneficiary in that certain trust deed in which Mary N. Reyes, as grantor, conveyed to Aspen Title & Escrow, Inc., as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated , and recorded \*\*December 23, 1998, in the mortgage records of said county, in book/reel/volume M98, page 47043; thereafter a notice of default with respect to said trust deed was recorded December 20, 2000, in book/reel/volume 00, at page 45832, of said mortgage records; thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on May 11, 2001; I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

\*\*Re-recorded January 11, 1999, Volume No. M99, page 724 and as modified by instrument dated June 8, 1999, and recorded June 11, 1999, Volume No. M99, page 23054.

In construing this certificate the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary named in said trust deed.

*William L. Sisemore*  
William L. Sisemore,                      Trustee

STATE OF OREGON     )  
                                  ) SS  
County of Klamath     )

This instrument was acknowledged before me on May 18, 2001, by William L. Sisemore.

*Alice L. Sisemore*  
Notary Public for Oregon  
My Commission Expires: 08/02/2003

After recording, return to:  
William L. Sisemore  
803 Main Street, #201  
Klamath Falls, OR 97601

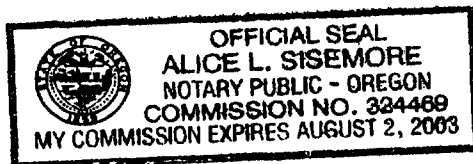


Exhibit 3

# 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#3766

Trustee's Notice of Default

Mary N. Reyes

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 22, 29, 2001

February 5, 12, 2001

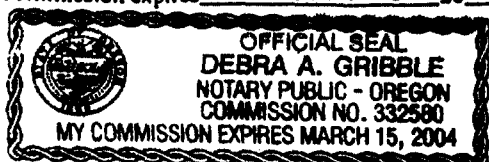
Total Cost: \$526.50

Subscribed and sworn before me this 12th  
day of February 2001

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 2004



### TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND/OR TRUSTEE'S NOTICE OF SALE

Reference is made to that  
Trust Deed wherein Mary N.  
Reyes, is grantor; Aspen  
Title & Escrow, Inc., is  
Trustee; and Brian L. Curtis  
and Dolores Curtis, husband  
and wife with full rights of  
survivorship, is Beneficiary,  
recorded in Official/Micro-  
film Records, Vol. M98,  
page 47043, \*\* Klamath  
County, Oregon, covering  
the following described real  
property in Klamath County,  
Oregon:

Parcel 2 of Land  
Partition 12-96 situated  
in Government lots 22  
and 27, Section 15,  
Township 36 South,  
Range 7 East of the  
Willamette Meridian, in  
the County of Klamath,  
State of Oregon, filed in  
the Office of the Klamath  
County Clerk May  
3, 1996.

LESS AND EXCEPT  
the following:

A parcel of land  
situated in Government  
Lots 22 and 27, Section  
15, Township 36 South,  
Range 7 East of the  
Willamette, Meridian,  
in the County of Klamath,  
State of Oregon, and  
further being described  
as a portion of Parcel  
Two, "Land Partition  
12-96", and more  
particularly described  
as follows:

Beginning at a 5/8  
inch pin marking the  
Northeast corner of  
Parcel One of said  
Land Partition 12-96,  
from which the South-  
west corner of "Modoc  
Point Townsite" bears  
South 05 degrees 32' 00"  
East 400.00 feet; thence

from said point of be-  
ginning along the East  
line of said Parcel Two,  
North 05 degrees 32' 00"  
West 68.47 feet to a 5/8  
inch pin; thence along  
the North line of said  
Parcel Two North 71  
degrees 51' 00" West  
90.20 feet to a 5/8 inch  
pin; thence South 18 de-  
grees 09' 00" West 42.15  
feet to a 5/8 inch pin;  
thence South 05 de-  
grees 32' 00" East 56.46  
feet to a 5/8 inch pin  
marking the Northwest  
corner of said Parcel  
One; thence along the  
North line of said Par-  
cel One North 90 de-  
grees 00' 00" East 100.00  
feet to the point of be-  
ginning, bearings based  
on "Land Partition 12-  
96"

CODE 118 MAP 3607-  
A15CD-1900

No action is pending to  
recover any part of the  
debt secured by the  
trust deed.

The obligation secured  
by the trust deed is in  
default because the  
grantor has failed to  
pay the following: In-  
stallment due October  
23, 2000 in the amount  
of \$162.50 and a like in-  
stallment on the 23rd  
day of each month  
thereafter, failure to  
pay the real property  
taxes for the years  
1999-00, 2000-01.

The sum owing on the  
obligation secured by  
the trust deed is:  
\$15,000.00 + interest at  
the rate of 13% per an-  
num from September 1,  
2000, plus all applicable  
late charges, plus trust-  
ee's fees, attorney's  
fees, foreclosure costs,  
all applicable late  
charges, and any sums  
advanced by benefici-  
ary pursuant to the  
terms of said trust  
deed.

Beneficiary has and  
does elect to sell the

property to satisfy the  
obligation pursuant to  
ORS 86.705 to 86.795.

The property will be  
sold as provided by law  
on May 11, 2001 at 10:00  
o'clock a.m. based on  
standard of time estab-  
lished by ORS 187.110 at  
803 Main Street, #201,  
Klamath Falls, Klamath  
County, Oregon.

Interested persons are  
notified of the right un-  
der ORS 86.753 to have  
this proceeding dis-  
missed and the trust  
deed reinstated by pay-  
ment of the entire  
amount then due, other  
than such portion as  
would not then be due  
had no default oc-  
curred, together with  
costs, trustee's and at-  
torney's fees, and by  
curing any other de-  
fault complained of in  
this Notice, at any time  
prior to five days be-  
fore the date last set  
for sale.

This communication is  
an attempt to collect a  
debt. Any information  
obtained will be used  
for that purpose.

Dated: December 20,  
2000

S/s William L. Sisemore  
William L. Sisemore  
Successor Trustee  
#3766 January 22, 29,  
2001

February 5, 12, 2001

State of Oregon, County of Klamath

Recorded 05/31/01, at 10:33A.m.

In Vol. M01 Page 23221

Linda Smith.

County Clerk Fee\$ 56<sup>00</sup>