

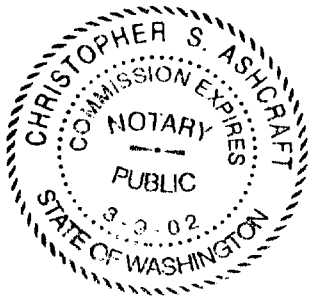
obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of the notices was/were mailed after the notice of default and election to sell described in said notice of sale was recorded.

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

Ause P. Pitt
(Affiant)

Subscribed and sworn to before me this 24th day of January, 2000.
Christopher S. Ashcraft

Christopher S. Ashcraft
Notary Public in and for the State of
Washington, residing at: Seattle
My Commission Expires: 3/9/02



RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

H&L Services, Inc., Trustee
1111 Third Avenue, #3400
Seattle, WA 98101

HOGUE
91850-000563

WE ARE A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If within thirty (30) days you give notice to the undersigned, in writing, that the debt referred to, or any portion of it, is disputed, a verification of such debt will be mailed to you. Also, if request is made within said thirty (30) days and in writing, you will be provided with the name and address of the original creditor, if other than the present creditor shown. Unless within thirty (30) days, notice is received that the debt, or some portion of it is disputed, it will be assumed by the undersigned to be valid. The purpose of this notice is to collect the indebtedness due, or in the alternative, to repossess the property which is the security of said debt.

As of the date of this Trustee's Notice of Sale, you owe \$5,286.85 (the amount due), as stated below. Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater, and you may owe the amount of any monthly or other payments and late charges which may fall due after the date of this Trustee's Notice of Sale. For further information, or for an updated figure, write the undersigned or call us at (206) 386-5470.

The creditor to whom this amount is owed is Washington Mutual Bank.

THE INFORMATION ABOVE IS PROVIDED IN COMPLIANCE WITH THE FEDERAL FAIR DEBT COLLECTION PRACTICES ACT.

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by CHARLES NEIL HOGUE AND LINDA K. HOGUE, AS TENANTS BY THE ENTIRETY, as grantor, to AMERITITLE, as trustee, in favor of WASHINGTON MUTUAL BANK, as beneficiary, dated May 23, 1997, recorded May 28, 1997, in the mortgage records of Klamath County, Oregon, as Fee No. Volume M-97 Page 16296, covering the following described real property situated in Klamath County, Oregon, to-wit:

LOT 15 AND 16 IN BLOCK 9 OF JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF IN FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

commonly known as: LOT 15 AND 16, BLOCK 9 JACK PINE V, LAPINE OR

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 86.753(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Failure to pay the following past due amounts, which are in arrears:

MONTHLY PAYMENTS:

5 monthly payments at \$1,012.14 each; (September

\$5,060.70

1, 2000 through January 15, 2001.)

LATE CHARGES:

5 late charges of \$45.23 for each monthly payment
not made within 15 days of its due date. \$226.15

TOTAL MONTHLY PAYMENTS AND LATE
CHARGES: \$5,286.85

Estimated delinquent real property taxes due for "2000-2001" (plus interest and penalties)
\$143.92.


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

\$109,618.50 Principal Balance; plus interest thereon at the rate of 9.75% from August 1, 2000
until paid; plus late charges of \$226.15 through January 15, 2001; plus \$45.23 for every month
thereafter the regular payment is more than 15 days late; plus property inspection(s); plus unpaid
real property taxes; plus any reserve account shortage; less any unapplied funds; plus all sums
expended by beneficiary to protect its interest during the pendency of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 1, 2001, at the
hour of 10:00 o'clock, A.M., in accordance with the standard of time established by ORS
187.110, at the front entrance of the Klamath County Courthouse, ~~347 South 7th Street~~^{*316 Main Street}, in the
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 grantor of the trust deed, together with any interest
which the grantor or the grantor's successors in interest acquired after the execution of grantor of
the 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 not exceeding the amounts provided by said ORS
86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any
successor in interest to the grantor as well as any other person owing the 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.

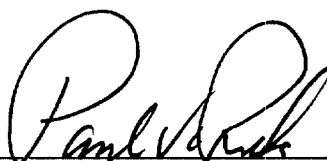
DATED: January 15, 2001.


Steven G. Jones, Successor Trustee
C/O H&L SERVICES, INC.
1111 THIRD AVENUE, #3400
Seattle, Washington 98104-7006
(206) 386-5470

STATE OF WASHINGTON)
) ss
COUNTY OF K I N G)

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named
successor trustee and that the foregoing is a complete and exact copy of the original trustee's
notice of sale.

FOSTER PEPPER & SHEFELMAN PLLC

A handwritten signature in black ink, appearing to read "Paul V. Rieke", written over a horizontal line.

Paul V. Rieke
Attorney for Successor Trustee

23 09 25A

NE 1/4 SEC. 25 1.23S. R.09E. WM.
KLAMATH COUNTY

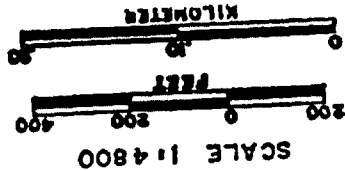
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

1:200'

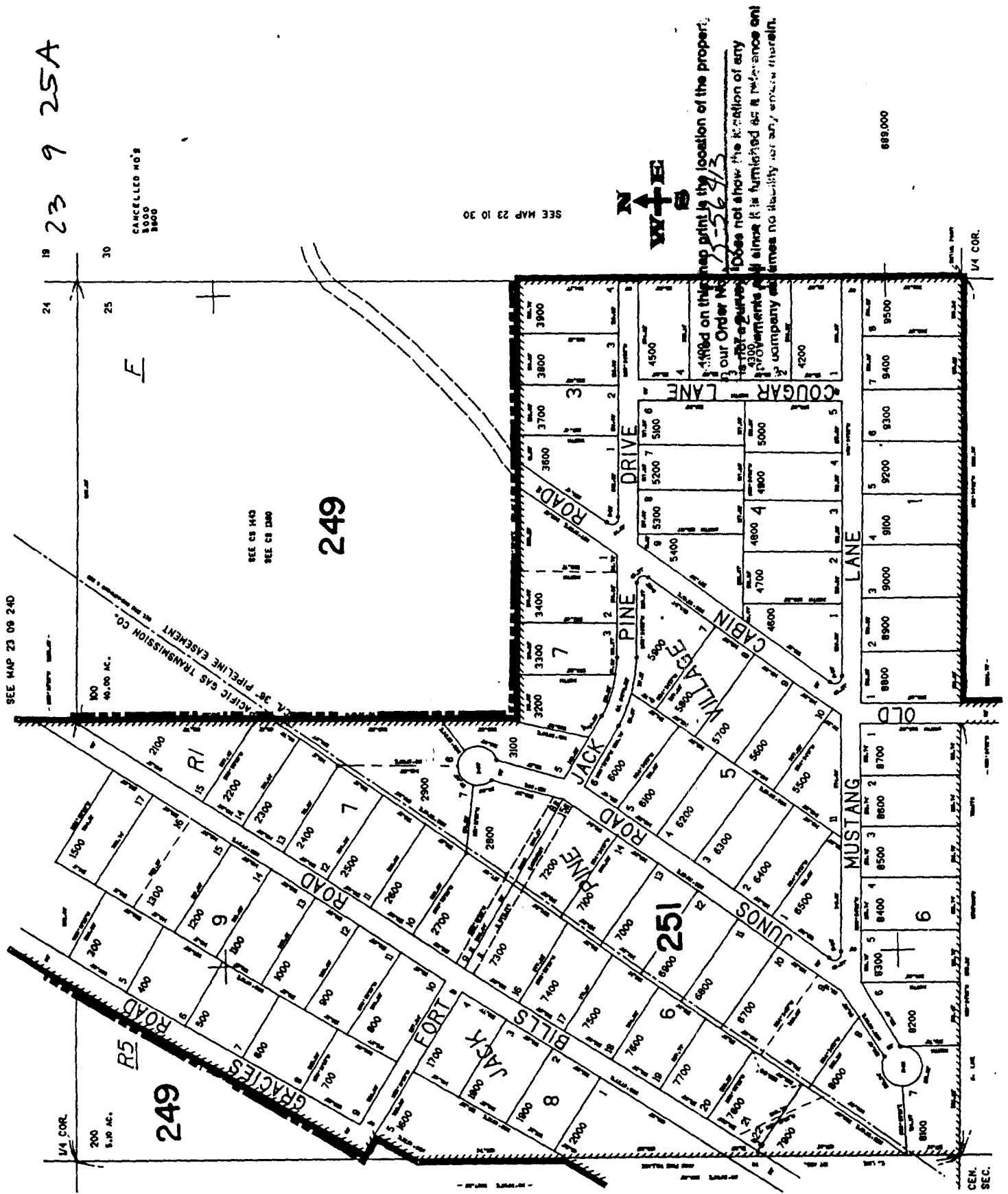
SEE MAP 23 09 240

23 9 25A

CANCELLED NO'S
1000
1000
1000



SEE MAP 23 09 25B



SEE MAP 23 10 30



Map print is the location of the property.
Does not show the location of any
improvements since it is furnished as a reference only
and does not show the location of any
company or other interest therein.

689,000

RECEIVED
JUN 13 1956
DEPT. OF REVENUE
STATE OF OREGON

AFFIDAVIT OF SERVICE

25548

TRUSTEE'S NOTICE OF SALE

Case Number: 91850-000563

Beneficiary:
WASHINGTON MUTUAL BANK,

vs.

Grantor(s):
CHARLES NEIL HOGUE and LINDA K. HOGUE,

For:
**H&L SERVICES, INC.
1111 Third Ave. #3400
Seattle WA 98104**

Received by Gary's Process Service on the 29th day of January, 2001 at 8:42 pm to be served on
OCCUPANT(S), 147134 Bills Rd., Gilchrist OR 97737.

I, Michael J. Long, being duly sworn, depose and say that on the **31st day of January, 2001 at 3:54 pm, I:**

Did **PERSONALLY SERVE** true copies of the within **TRUSTEE'S NOTICE OF SALE** by delivering said copies personally and in person, to **LINDA K. HOGUE** at the aforementioned address and at the same time I did **SUBSTITUTE SERVE** **CHARLES NEIL HOGUE** and **ALL OTHERS** by delivering a true copy to the above named, and informing said person of the contents thereof. Said person is 14 years of age or older, and is a co-occupant of the dwelling house or usual place of abode.

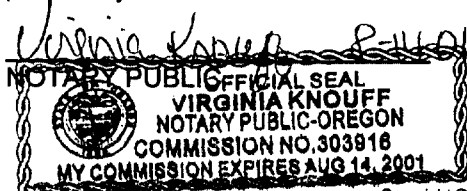
CERTIFICATE OF MAILING: I also hereby state that on January 31, 2001, I did cause to be **MAILED**, a copy of the aforementioned documents together with this statement of the date, time, place and person to which **SUBSTITUTED SERVICE** was made at the above address.

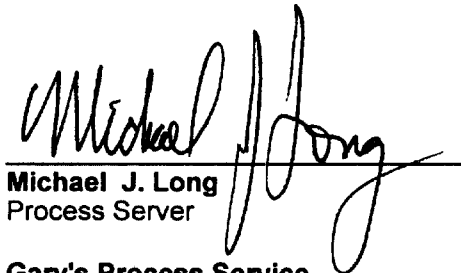
Comments pertaining to this Service:

Service address legal description is Lot 15 & 16 in Block 9 of Jack Pine Village...Klamath County. (this address is alternately known as a LaPine, Oregon, address)

I further certify that I am a competent person over the age of 18 and a resident of the state of Oregon, and that I am not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise: that the person served by me is the identical person named in the action. I also declare under penalty of perjury under the laws of the United States of America that the foregoing information contained in this Return of Service including service fees is true and correct.

Subscribed and Sworn to before me on the 1st day of February, 2001 by the affiant who is personally known to me.




Michael J. Long
Process Server

**Gary's Process Service
108 Wells Avenue North
Renton, WA 98055
(425) 277-0302**

Our Job Serial Number: 2001000464

Service Fee: _____

Affidavit of Publication

25549

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#3960

Trustee's Notice of Sale

Charles Neil Hogue

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:

April 18, 25, 2001

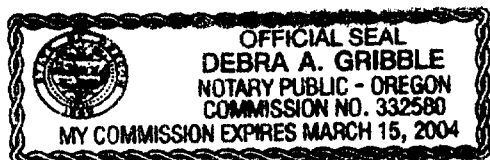
May 2, 9, 2001

Total Cost: \$1080.00

Larry L. Wells
Subscribed and sworn before me this 9th
day of: May 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004



RECORDED AT
THE REQUEST OF
AND AFTER RE-
CORDING RE-
TURN TO:
H&L Services, Inc.
Trustee
1111 Third Avenue.
#3400
Seattle, WA 98101
HOGUE
901850-000563

WE ARE A DEBT
COLLECTOR. THIS
COMMUNICATION
IS AN ATTEMPT
TO COLLECT A
DEBT AND ANY
INFORMATION OB-
TAINED WILL BE
USED FOR THAT
PURPOSE.

If within thirty (30)
days you give notice
to the undersigned,
in writing, that the
debt referred to, or
any portion of it, is
disputed, a verifica-
tion of such debt will
be mailed to you. Al-
so, if request is
made within said
thirty (30) days and
in writing, you will
be provided with the
name and address of
the original creditor,
if other than the
present creditor
shown. Unless with-
in thirty (30) days,
notice is received
that the debt, or
some portion of it is
disputed, it will be
assumed by the un-
dersigned to be val-
id. The purpose of
this notice is to col-
lect the indebted-
ness due, or in the
alternative, to re-
possess the property
which is the security
of said debt.

As of the date of this
Trustee's Notice of
Sale, you owe
\$5,286.85 (the
amount due), as
stated below. Be-

cause of interest,
late charges, and
other charges that
may vary from day
to day, the amount
due on the day you
pay may be greater,
and you may owe
the amount of any
monthly or other
payments and late
charges which may
fall due after the
date of this Trust-
ee's Notice of Sale.
For further informa-
tion, or for an updat-
ed figure, write the
undersigned or call
us at (206) 386-5470.
The creditor to
whom this amount is
owed is Washington
Mutual Bank.

THE INFORMA-
TION ABOVE IS
PROVIDED IN
COMPLIANCE
WITH THE FED-
ERAL FAIR DEBT
COLLECTION
PRACTICES ACT.

TRUSTEE'S NOTICE OF SALE

Reference is made
to that certain trust
deed made by
CHARLES NEIL
HOGUE AND LIN-
DA K. HOGUE, AS
TENANTS BY THE
ENTIRETY, as
grantor, to AMER-
ITILE, as trustee,
in favor of WASH-
INGTON MUTUAL
BANK, as beneficia-
ry, dated May 23,
1997, recorded May
28, 1997, in the mort-
gage records of Klamath County, Ore-
gon, as Fee No. Vol-
ume M-97 Page
16296, covering the
following described
real property situat-
ed in Klamath Coun-
ty, Oregon, to-wit:

LOT 15
AND 16 IN BLOCK 9
OF JACK PINE
VILLAGE, AC-
CORDING TO THE

OFFICIAL PLAT
THEREOF IN FILE
IN THE OFFICE
OF THE COUNTY
CLERK OF KLA-
MATH COUNTY,
OREGON.

Commonly known
as: LOT 15 AND 16,
BLOCK 9 JACK
PINE V, LAPINE
OR
Both the beneficiary
and the trustee have
elected to sell the
said real property to
satisfy the obliga-
tions secured by
said trust deed and
a notice of default
has been recorded
pursuant to Oregon
Revised Statutes
86.753(3); the de-
fault for which the
foreclosure is made
is grantor's failure
to pay when due the
following sums:
Failure to, pay the
following past due
amounts, which are
in arrears:
MONTHLY PAY-
MENTS:

5 monthly payments
at \$1,012.14 each;
\$5,060.70 (September
1, 2000 through Janu-
ary 15, 2001.)

LATE CHARGES:
5 late charges of
\$45.23 for each
monthly payment
not made within 15
days of its due date
\$226.15

TOTAL MONTHLY
PAYMENTS AND
LATE CHARGES:
\$5,286.85

Estimated delin-
quent real property
taxes due for "2000-
2001" (plus interest
and penalties)
\$143.92

By reason of said
default the benefi-
ciary has declared
all sums owing on
the obligation se-
cured by the trust
deed immediately
due and payable,
said sums being the
following, to-wit:

\$109,618.50 Principal Balance; plus interest thereon at the rate of 9.75% from August 1, 2000 until paid; plus late charges of \$226.15 through January 15, 2001; plus \$45.23 for every month thereafter the regular payment is more than 15 days late; plus property inspection(s); plus unpaid real property taxes; plus any reserve account shortage; less any unpaid funds; plus all sums expended by beneficiary to protect its interest during the tendency of this proceeding. WHEREFORE, notice hereby given that the undersigned trustee will on June 1, 2001 at the hour of 10:00 o'clock, A.M., in accordance with the standard of time established by ORS 187.110, at the front entrance of the Klamath County Court house 316 Main St., in the 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 grantor of the trust deed, to-

gether with any interest which the grantor or the grantor's successors in interest acquired after the execution of 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 not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing the 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: January 15, 2001
Steven G. Jones,
Successor Trustee
C/O H&L SERVICES INC.
1111 THIRD AVENUE, #3400
Seattle, Washington
98104-7006
(206) 386-5470
STATE OF WASHINGTON
COUNTY OF KING
I, the undersigned.

certify that I am the attorney or one of the attorneys for the above named successor trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.
FOSTER PEPPER & SHEFELMAN PLLC
Paul V. Rieke
Attorney for Successor Trustee
#3960 April 18, 25, 2001
May 2, 9, 2001

25550

State of Oregon, County of Klamath
Recorded 05/31/01, at 3:03 p.m.
In Vol. M01 Page 25542
Linda Smith,
County Clerk Fee \$ 61⁰⁰