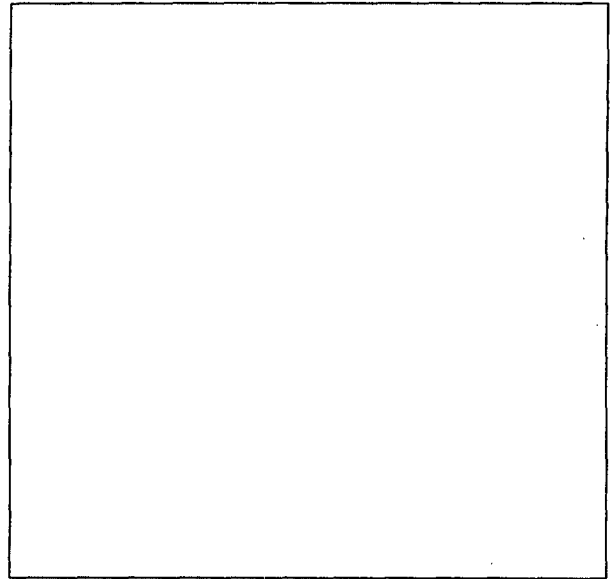


'01 JUN 4 PM2:02

Vol M01 Page 26107



**PLEASE RECORD IMMEDIATELY**

After recording return to:

Christy Melhorn

PRESTON GATES & ELLIS LLP

222 SW Columbia, Suite 1400

Portland, OR 97201

Facsimile: (503) 248-9085

37543-50074/Charles Kevin Alexander

Title Order Number 52382

County Klamath

Property Address 507 Roosevelt Street, Klamath Falls, OR 97601

**Recording Cover Sheet**

This cover sheet has been prepared by the person presenting the attached instrument for recording, as provided by ORS 205.234. Any Errors in this Sheet do not affect the transactions contained in the instrument itself. PLEASE FAX US THE RECORDING NUMBERS AND COSTS. Then, please issue an endorsement to the Trustee's Sale Guarantee. Include our file number and grantor name on all correspondence.

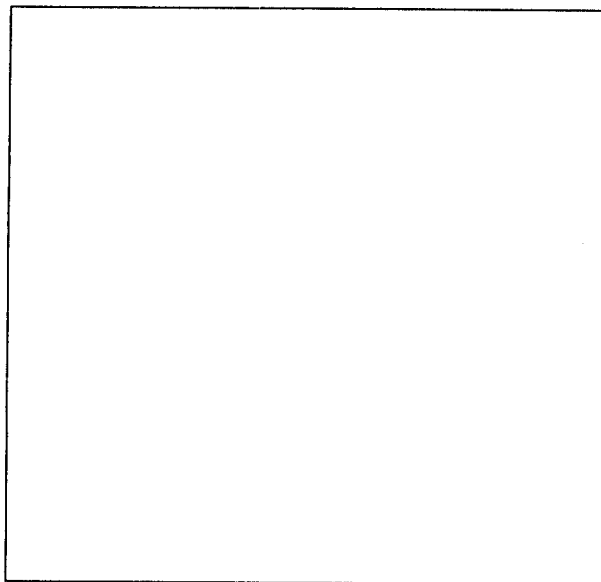
- A) Names of the transactions described in the attached instruments:
- |          |   |
|----------|---|
| <u>X</u> | Affidavit of Mailing Trustee's Notice of Sale with original |
| <u>X</u> | Trustee's Notice of Sale attached                           |
| <u>X</u> | Affidavit of Service on Occupant                            |
| <u>X</u> | Affidavit of Mailing Notice of Substitute Service           |
|          | Affidavit of Notice of Non-Occupancy                        |
| <u>X</u> | Affidavit of Publication of Trustee's Notice of Sale        |
|          | Affidavit of Mailing Notice to IRS                          |

## B) Names of Parties involved in the above transactions:

Charles Kevin Alexander, an unmarried man Original Grantor on Trust Deed
Headlands Mortgage Company, a California corporation, nka GreenPoint Mortgage Funding, Inc. Original Beneficiary on Trust Deed

## C) Person Authorized to receive the instrument after recording:

<b>Name:</b>	<b><i>Christy Melhorn</i></b> <b>Foreclosure Department</b> <b>PRESTON GATES &amp; ELLIS LLP</b>
<b>Address:</b>	<b>222 SW Columbia St., Suite 1400</b>
<b>City/State/Zip:</b>	<b>Portland, OR 97201</b>



After recording return to:  
Christy Melhorn  
PRESTON GATES & ELLIS LLP  
222 SW Columbia St., Suite 1400  
Portland, OR 97201

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**

*Client Matter Number 37543-50074/Charles Keven Alexander*

STATE OF OREGON, County of Multnomah ) ss:

I, the undersigned, Tanya Emerson, 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 Sale* given under the terms of that certain deed described in said notice.

I gave notice of the real property described in the attached *Trustee's Notice of Sale* by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known address, to-wit:

NAME	ADDRESS
Charles Kevin Alexander	507 Roosevelt Street Klamath Falls, OR 97601
All Residents and/or Occupants	507 Roosevelt Street Klamath Falls, OR 97601
Charles Kevin Alexander	3611 N. Highway 97, #26 Klamath Falls, OR 97601
Beneficial Oregon Inc., dba Beneficial Mortgage Co.	1345 CTR Drive, Suite D Medford, OR 97501
Beneficial Oregon Inc. dba Beneficial Mortgage Co. c/o CT Corporation System, Reg. Agent	601 SW 2nd Ave., Suite 2050 Portland, OR 97204

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the 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 the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the *Trustee's Notice of Sale* so mailed was certified by an attorney of record to be a true copy of the original *Trustee's Notice of Sale*, each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on February 12, 2001. With respect to each person listed above, 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 of said *Trustee's Notice of Sale* was mailed after the Notice of Default and Election to Sell described in said notice of sale was recorded.

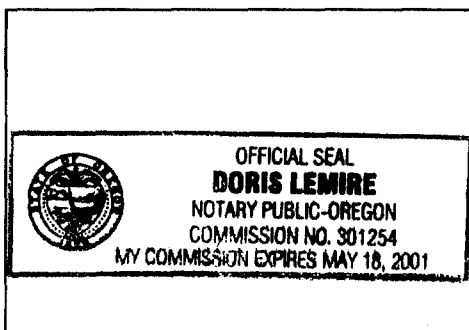
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

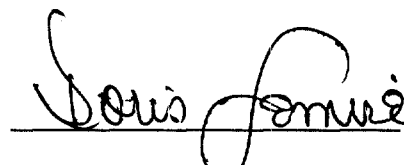
  
Tanya Emerson

STATE OF OREGON )  
 ) ss.  
COUNTY OF MULTNOMAH )

I certify that Tanya Emerson has appeared before me and was authorized to execute this instrument on the 12<sup>th</sup> day of February, 2001,

(SEAL)



  
Notary Public for Oregon  
My Commission expires 5-18-2001

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**AFFIDAVIT OF MAILING TRUSTEE'S  
NOTICE OF SALE**

---

Charles Keven Alexander, Grantor

Loan No. 0070876859

TO

Linda Johannsen, Trustee

Client-Matter No. 37543-50074

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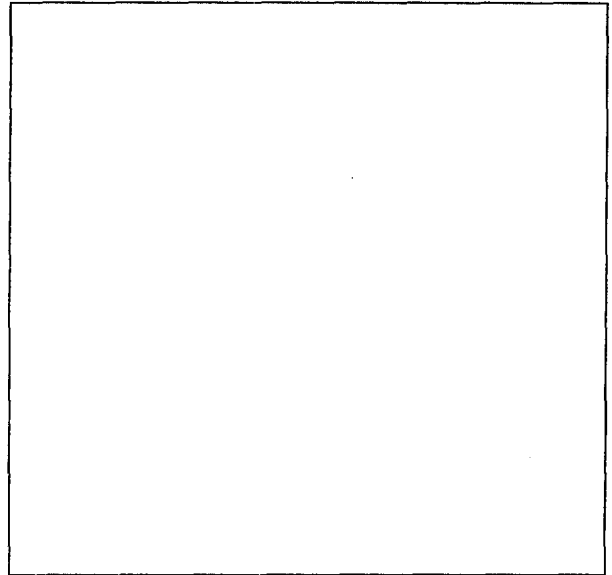
After recording return to:

Christy Melhorn

PRESTON GATES & ELLIS LLP

222 SW Columbia St., Suite 1400

Portland, OR 97201



After recording return to:  
Christy Melhorn  
PRESTON GATES & ELLIS LLP  
222 SW Columbia St., Suite 1400  
Portland, OR 97201

*Client Matter Number 37543-50074/Charles Keven Alexander*

### TRUSTEE'S NOTICE OF SALE

**The Fair Debt Collection Practices Act requires that we state the following: This is an attempt to collect a debt and any information obtained will be used for that purpose.**

Reference is made to that certain trust deed made by Charles Kevin Alexander, an unmarried man, grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Headlands Mortgage Company, a California corporation, nka GreenPoint Mortgage Funding, Inc., as beneficiary, dated May 12, 1999, recorded May 21, 1999, in Book M-99, Page 20371, in the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

Lot 7, Block 13, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PROPERTY ADDRESS: 507 Roosevelt Street, Klamath Falls, OR 97601

*Page 2 / TRUSTEE'S NOTICE OF SALE*

*Client Matter Number 37543-50074/Charles Keven Alexander*

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 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$492.08 beginning October 1, 2000; plus late charges of \$18.88 each month beginning October 16, 2000; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein. As a further default, Grantor has failed to pay property taxes as required by the trust deed, or Grantors failure to pay real property taxes or insurance as required by the trust deed..

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 the following, to wit: \$47,559.94 with interest thereon at the rate of 8.75 percent per annum beginning September 1, 2000; plus late charges of \$18.88 each month beginning October 16, 2000, until paid; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein. As a further default, Grantor has failed to pay property taxes as required by the trust deed, or Grantors failure to pay real property taxes or insurance as required by the trust deed..

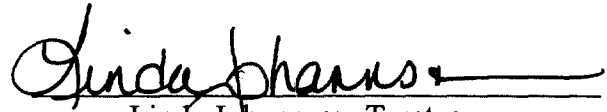
WHEREFORE, notice hereby is given that the undersigned trustee will **on Friday, June 15, 2001, at the hour of 11:00 A.M.**, in accordance with the standard of time established by ORS 187.110, at the following place: at the office of Brandsness Brandsness & Rudd 411 Pine Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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,

*Page 3 / TRUSTEE'S NOTICE OF SALE**Client Matter Number 37543-50074/Charles Keven Alexander*

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 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 February 8, 2001.

  
Linda Johansen, Trustee

For further information, please contact:  
Christy Melhorn  
Preston Gates & Ellis LLP  
222 SW Columbia St., Suite 1400  
Portland, OR 97201  
(503) 228-3200

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

\_\_\_\_\_  
Attorney of Record



## PROOF OF SERVICE

26115

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, upon the OCCUPANTS at the following address:

**507 ROOSEVELT STREET, KLAMATH FALLS, OREGON 97601**, as follows:

Personal service upon James Stockman, by delivering said true copy, personally and in person, at the above address on Feb 13, 2001 at 11:27 a.m.

Personal service upon \_\_\_\_\_, by delivering said true copy, personally and in person, at the above address on \_\_\_\_\_, 2001 at \_\_\_\_\_:\_\_\_\_\_ .m.

Substitute service upon Shawna Caulder, by delivering said true copy, at his/her usual place of abode as indicated above, to James Stockman who is a person over the age of 14 years and a member of the household on Feb 13, 2001 at 11:27 a.m.

Substitute service upon Tamera Pellet, by delivering said true copy, at his/her usual place of abode as indicated above, to James Stockman who is a person over the age of 14 years and a member of the household on Feb 13, 2001 at 11:27 a.m.

I declare under the penalty of perjury that the above statement is true and correct.

Troy W. Garrison  
 197065

SUBSCRIBED AND SWORN to before me this 14th day of Feb., 2001 by Troy Garrison



Margaret A. Nielsen  
 Notary Public for Oregon

37543-50074/Alexander

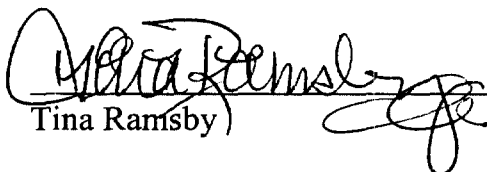
**CERTIFICATE OF MAILING**

STATE OF OREGON       )  
                                  ) ss.  
County of Multnomah    )

I, Tina Ramsby, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On February 15, 2001, I mailed a true copy of the Trustee's Notice of Sale via First Class Mail, postage pre-paid, together with a statement of the date, time, and place at which substitute service was made, to Shawna Caulder.

The envelope was addressed as follows: Shawna Caulder  
507 Roosevelt Street  
Klamath Falls, OR 97601

I declare under the penalty of perjury that the above statements are true and correct.

  
Tina Ramsby) 197065

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of February, 2001, by Tina Ramsby.



  
Notary Public for Oregon

37543-50074/Alexander

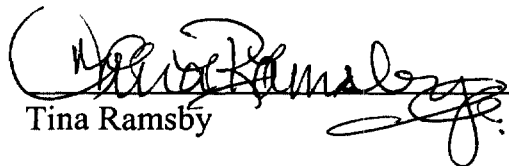
**CERTIFICATE OF MAILING**

STATE OF OREGON       )  
                                  ) ss.  
County of Multnomah    )

I, Tina Ramsby, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On February 15, 2001, I mailed a true copy of the Trustee's Notice of Sale via First Class Mail, postage pre-paid, together with a statement of the date, time, and place at which substitute service was made, to Tamera Pellet.

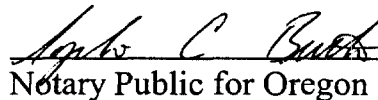
The envelope was addressed as follows: Tamera Pellet  
507 Roosevelt Street  
Klamath Falls, OR 97601

I declare under the penalty of perjury that the above statements are true and correct.

  
Tina Ramsby 197065

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of February, 2001, by Tina Ramsby.



  
Notary Public for Oregon

## 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#3948

Trustee's Notice of Sale

Charles Kevin Alexander

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 25, 2001

May 2, 9, 16, 2001

Total Cost: \$823.50

Subscribed and sworn before me this 16th day of: May 2001

Debra A. Gribble  
Notary Public of Oregon

My commission expires March 15, 2004

Client Matter Number 37543-50074/Charles Kevin Alexander

**TRUSTEE'S  
NOTICE OF SALE**

The Fair Debt Collection Practices Act requires that we state the following: This is an attempt to collect a debt and any information obtained will be used for that purpose.

Reference is made to that certain trust deed made by Charles Kevin Alexander, an unmarried man, grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Headlands Mortgage Company, a California corporation, nka GreenPoint Mortgage Funding, Inc., as beneficiary, dated May 12, 1999, recorded May 21, 1999, in Book M-99, Page 20371, in the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

Lot 7, Block 13  
**FIRST ADDITION  
TO THE CITY OF  
KLAMATH FALLS,**  
in the County of Klamath, State of Oregon.

**PROPERTY ADDRESS:** 507 Roosevelt Street, Klamath Falls, OR 97601.

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

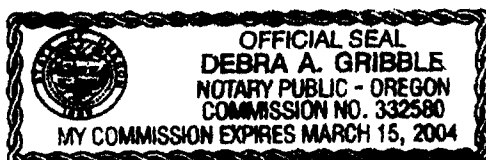
pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$492.08 beginning October 1, 2000; plus late charges of \$18.88 each month beginning October 16, 2000; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein. As a further default, Grantor has failed to pay property taxes as required by the trust deed, or Grantors failure to pay real property taxes or insurance as required by the trust deed.

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 the following, to wit: \$47,559.94 with interest thereon at the rate of 8.75 percent per annum beginning September 1, 2000; plus late charges of \$18.88 each month beginning October 16, 2000, until paid; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and

any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein. As a further default, Grantor has failed to pay property taxes as required by the trust deed, or Grantors failure to pay real property taxes or insurance as required by the trust deed.

WHEREFORE notice hereby is given that the undersigned trustee will on Friday, June 15, 2001 at the hour of 11:00 A.M., in accordance with the standard of time established by ORS 187.110, at the following place: at the office of Brandsness & Rudd, 411 Pine 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 therein 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 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: February 8, 2001

Linda Johannsen,  
Trustee  
for further information, please contact:  
Christy Melhorn  
Preston Gates & Ellis LLP  
222 SW Columbia St., Suite 1400  
Portland, OR 97201  
(503)228-3200

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.  
Attorney of Record  
#3948 April 25, 2001  
May 2, 9, 16, 2001

State of Oregon, County of Klamath

Recorded 06/04/01, at 2:02 pm.

In Vol. M01 Page 26107

Linda Smith,

County Clerk Fee\$ 81<sup>00</sup>