

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

*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.*

MTG 52971

*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.*

Anderson & Manson P.C.
10700 SW Beaverton - Hillsdale Hwy Ste 460
Beaverton, OR 97005

MARK NAME(S) OF ALL THE TRANSACTION(S) described in the attached instruments. 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

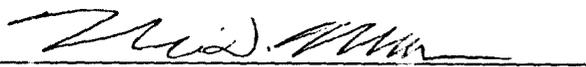
Original Grantor on Trust Deed

Larry William Caldwell

Beneficiary

33638

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

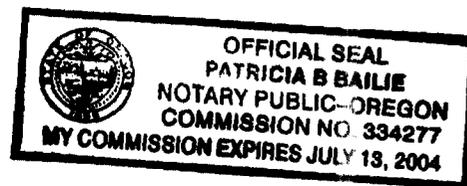


Miles D. Monson

SUBSCRIBED AND SWORN TO before me this 5th day of March, 2001.



NOTARY PUBLIC FOR OREGON



clients\108\014\caldwell.affidavit.mlg

PROOF OF SERVICE

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, along with the Notice Under the Federal Fair Debt Collection Practices Act, upon the OCCUPANTS at the following address:

709 PRESCOTT STREET, KLAMATH FALLS, OREGON 97601, as follows:

Personal service upon Tashina Skeen, by delivering said true copy, personally and in person, at the above address on March 13, 2001 at 10:10 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 Betty Skeen, by delivering said true copy, at his/her usual place of abode as indicated above, to Tashina Skeen who is a person over the age of 14 years and a member of the household on March 13, 2001 at 10:10 a.m.

Substitute service upon Stern Skeen, by delivering said true copy, at his/her usual place of abode as indicated above, to Tashina Skeen who is a person over the age of 14 years and a member of the household on March 13, 2001 at 10:10 a.m.

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

[Signature]
Dave Shuck 198139

SUBSCRIBED AND SWORN to before me this 13th day of March 2001 by Dave Shuck



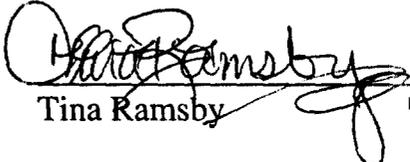
[Signature]
Margaret A. Nielsen
Notary Public for Oregon

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 March 15, 2001, I mailed a true copy of the Trustee's Notice of Sale, along with the Notice Pursuant to the Federal Fair Debt Collection Practices Act, via First Class Mail, postage pre-paid, together with a statement of the date, time, and place at which substitute service was made, to Stern Skeen.

The envelope was addressed as follows: Stern Skeen
709 Prescott St.
Klamath Falls, OR 97601


Tina Ramsby 198139

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




Notary Public for Oregon

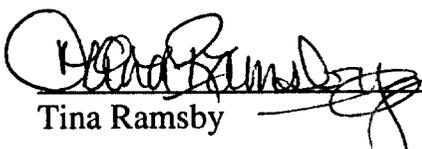
108-014/Caldwell

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 March 15, 2001, I mailed a true copy of the Trustee's Notice of Sale, along with the Notice Pursuant to the Federal Fair Debt Collection Practices Act, via First Class Mail, postage pre-paid, together with a statement of the date, time, and place at which substitute service was made, to Betty Skeen.

The envelope was addressed as follows: Betty Skeen
709 Prescott St.
Klamath Falls, OR 97601


Tina Ramsby _____ 198139

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




Notary Public for Oregon

TRUSTEE'S NOTICE OF SALE

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor:	Larry William Caldwell
Trustee:	Aspen Title & Escrow
Beneficiary:	Contimortgage Corporation
Date:	February 1, 2000
Recording Date:	February 7, 2000
Recording Reference:	Vol. M00, Page 3907
County of Recording:	Klamath County

American General Finance Inc., is the now the Beneficiary of the Trust deed pursuant to an assignment recorded in the Klamath County real property records on August 22, 2000 as Vol. M00, Page 30692.

The Trust Deed covers the following described real property in the County of Klamath and State of Oregon ("the Property"):

Lot 4, Block 66, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The default for which foreclosure is permitted is the Grantor's failure to pay when due the following sums:

Monthly installments of \$1,013.00 beginning May 1, 2000 and continuing through the installment due February 1, 2001, and late charges.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

\$97,722.64 together with interest of \$4,631.24 through December 22, 2000, plus interest on the principal sum of \$97,722.64 at the rate of 12.10 percent per annum from December 23, 2000 until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

NOTICE

The Trustee will on **July 20, 2001 at the hour of One O'clock, 1:00 P.M., at the Klamath County Courthouse, 316 Main Street, Front Steps, in the City of Klamath Falls, County of Klamath and State of Oregon, sell at public auction to the highest bidder for cash the interest in the 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 acquired after the execution of the Trust Deed, to satisfy the debt thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee.**

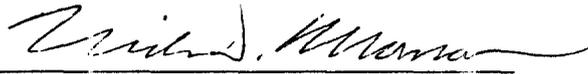
NOTICE OF RIGHT TO CURE

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 doing all of the following:

1. Paying the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due had no default occurred);
2. Curing any other default complained of herein that is capable of being cured by tendering the performance required under the debt or Trust Deed; and
3. Paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

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 the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

DATED: March 5, 2001.



Miles D. Monson
Successor Trustee
10700 SW Beaverton-Hillsdale Hwy. #460
Beaverton, Oregon 97005
(503) 646-9230

STATE OF OREGON)
) ss.
County of Washington)

I, Miles D. Monson, certify that I am the Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

Successor Trustee

Affidavit of Publication

33644

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#4089

Trustee's Notice of Sale

Larry William Caldwell

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)

Four

Insertion(s) in the following issues:

May 31, 2001

June 7, 14, 21, 2001

Total Cost: \$661.50

Larry L Wells
Subscribed and sworn before me this 21st day of: June 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S NOTICE OF SALE

The Trust Deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"): Grantor: Larry William Caldwell Trustee: Aspen Title & Escrow Beneficiary: Contimortgage Corporation Date: February 1, 2000 Recording Date: February 7, 2000 Recording Reference: Vol. Moo, Page 3907 County of Recording: Klamath County

American General Finance Inc., is the now the Beneficiary of the Trust Deed pursuant to an assignment recorded in the Klamath County real property records on August 22, 2000 as Vol. M00, Page 30692.

The Trust Deed covers the following described real property in the County of Klamath and State of Oregon ("the Property"): Lot 4, Block 66, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The default for which foreclosure is permitted is the Grantor's failure to pay when due the following sums:

Monthly installments of \$1,013.00 beginning May 1, 2000 and continuing through the

installment due February 1, 2001, and late charges.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

\$97,722.64 together with interest of \$4,631.24 through December 22, 2000, plus interest on the principal sum of \$97,722.64 at the rate of 12.10 percent per annum from December 23, 2000 until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

NOTICE

The Trustee will on July 20, 2001 at the hour of One O'clock, 1:00 P.M., at the Klamath County Courthouse, 316 Main Street, Front Steps, in the City of Klamath Falls, County of Klamath, and State of Oregon, sell at public auction to the highest bidder for cash the interest in the Property which the Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed, together with

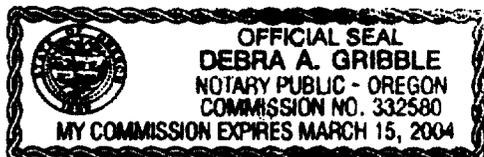
any interest which the grantor acquired after the execution of the Trust Deed, to satisfy the debt thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee.

NOTICE OF RIGHT TO CURE

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 doing all of the following:

1. Paying the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due had no default occurred);
2. Curing any other default complained of herein that is capable of being cured by tendering the performance required under the debt or Trust Deed; and
3. Paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

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 in-



33645

State of Oregon, County of Klamath
Recorded 07/11/01 at 11:14a.m.
In Vol. M01 Page 33636
Linda Smith,
County Clerk Fee \$ 66⁰⁰

terest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.
DATED: March 5, 2001
Miles D. Monson
Successor Trustee
10700 SW Beaverton-Hillsdale Hwy, #460
Beaverton, Oregon 97005
(503) 646-9230
STATE OF OREGON
County of Washington)ss.
I, Miles D. Monson, certify that I am the Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale, Successor Trustee #4089 May 31, 2001 June 7, 14, 21, 2001