

RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

Vol M01 Page 34855

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

PERSON
91850-001081

K56674
AFFIDAVIT OF MAILING - TRUSTEE'S NOTICE OF SALE

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

I, Amara Simons, 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 Washington, a competent person over the age of eighteen years, and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed made by DARRYL PERSON as grantor, to ASPEN TITLE & ESCROW, INC. as Trustee, in favor of WASHINGTON MUTUAL BANK, as beneficiary, dated April 3, 1998, and recorded April 13, 1998, in the mortgage records of Klamath County, Oregon, as Fee No. Volume M98, page 11964, and covers the real property described in the attached notice.

I gave notice of the sale of the real property described in the attached 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 addresses, to-wit:

NAME	ADDRESS
OCCUPANTS	29214 PIAUTE DR.
DARRYL PERSON	BEATTY, OR 97621
MRS. DARRYL PERSON	
DARRYL PERSON	PO BOX 152
MRS. DARRYL PERSON	BEATTY, OR 97621
	29001 PIAUTE DR.
	BEATTY, OR 97621
ERNIE'S CARDLOCK, L.L.C.	28727 PACIFIC HWY. S.
CASE NO. 0000036CV	FEDERAL WAY, WA 98003-9227
DARCY B. LUXENBERG	920 FAWCETT
DAVIES PEARSON, PC	TACOMA, WA 98401
CASE NO. 0000036CV	
	PO BOX 1657
	TACOMA, WA 98401
PAT RODRIQUEZ	PO BOX 152
MRS. PAT RODRIQUEZ	BEATTY, OR 98401
CASE NO. 0000036CV	
HIGHLAND FEDERAL	3737 SHASTA WY.
CREDIT UNION	KLAMATH FALLS, OR 97603
CASE NO. 01-566CV	

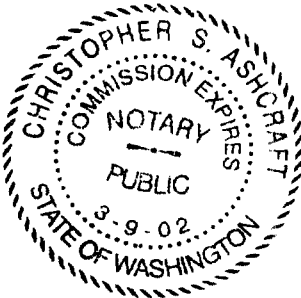
The above persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien 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 notices so mailed was certified to be a true copy of the original notice of sale by Steven G. Jones, attorney for the trustee named in the notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in a United States post office at Seattle, Washington, on March 19, 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 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.

Amara Simons
(Affiant)

Subscribed and sworn to before me this 19th day of March, 2001.
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

PERSON
91850-001081

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 \$2,237.64 (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 DARRYL PERSON, as grantor, to ASPEN TITLE & ESCROW, INC., as trustee, in favor of WASHINGTON MUTUAL BANK, as beneficiary, dated April 3, 1998, recorded April 13, 1998, in the mortgage records of Klamath County, Oregon, as Fee No. Volume M98, page 11964, covering the following described real property situated in Klamath County, Oregon, to-wit:

LOT 9, BLOCK 7, SPRAGUE RIVER VALLEY ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

commonly known as: 29214 PIAUTE DRIVE, BEATTY, OR 97621

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:

4 monthly payments at \$547.47 each; (December 1, 2000 through March 9, 2001.)

\$2,189.88

LATE CHARGES:

3 late charges of \$15.92 for each monthly payment
not made within 15 days of its due date.

47.76

TOTAL MONTHLY PAYMENTS AND LATE
CHARGES:

\$2,237.64

Estimated delinquent real property taxes due for "1998-2001" (plus interest and penalties)
\$1,912.23.

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:

\$49,334.28 Principal Balance; plus interest thereon at the rate of 7.125% from November 1, 2000
until paid; plus late charges of \$47.76 through March 9, 2001; plus \$15.92 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 July 20, 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, 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: March 9, 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 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

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

34859

STATE OF OREGON
COUNTY OF

Klamath

COURT CASE NO. _____

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- | | | | | |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint | <input type="checkbox"/> Summons | <input type="checkbox"/> Small Claim | <input type="checkbox"/> Motion | <input type="checkbox"/> Answer |
| <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Judgment | <input type="checkbox"/> Affidavit | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter |
| <input type="checkbox"/> Summons & Petition | <input type="checkbox"/> Order | <input type="checkbox"/> Decree | <input type="checkbox"/> Notice | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena | |
- ☒ Trustee's Notice of Sale

For the within named:

Occupants of 29214 Piane Drive

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Darryl Person's sole occupant at the address below.

☐ SUBSTITUTE SERVICE: By delivering an Original or True Copy to _____, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: _____

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with _____, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon _____, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: _____ who is a/the _____ thereof, or
(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ thereof.

☐ OTHER METHOD: _____ By leaving an Original or True Copy with _____

☐ NOT FOUND: I certify that I received the within document for service on _____ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, _____ within _____ County.

29214 Piane Drive

ADDRESS OF SERVICE

STREET

UNIT / APT. / SPC#

Beatty

CITY

Oregon

STATE

97621

ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

March 26, 2001

DATE OF SERVICE

12:15

TIME OF SERVICE

☐ a.m. ☒ p.m.

[Signature]

SIGNATURE

or not found

PRINTED IN OREGON

Dave Shuck

TEK 212

STATE OF OREGON,
COUNTY OF KLAMATH

34860

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#4110

Trustee's Notice of Sale

Darryl Person

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:

June 6, 13, 20, 27, 2001

Total Cost: \$1012.50

Subscribed and sworn before me this 27th day of: June 2001

Notary Public of Oregon

My commission expires March 15, 2004

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 \$2,237.64 (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.

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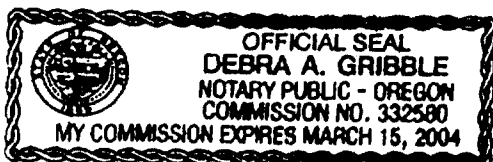
LOT 9, BLOCK 7, SPRAGUE RIVER VALLEY ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON, commonly known as: 29214 PIAUTE DRIVE, BEATTY, OR 97621

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: 4 monthly payments at \$547.47 each; (December 1, 2000 through March 9, 2001.) \$2,189.88 LATE CHARGES: 3 late charges of \$15.92 for each monthly payment not made within 15 days of its due date. \$47.76

TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$2,237.64 Estimated delinquent real property taxes due for "1998-2001" (plus interest and penalties) \$1,912.23

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: \$49,334.28 Principal Balance; plus interest thereon at the rate of 7.125% from November 1, 2000 until paid; plus late charges of \$47.76 through March 9, 2001; plus \$15.92 for



34861

after 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 tendency of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 20, 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, 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: March 9, 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)ss
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
#4110 June 6, 13, 20, 27, 2001

State of Oregon, County of Klamath
Recorded 07/17/01 at 11:22 a.m.
In Vol. M01 Page 34855
Linda Smith,
County Clerk Fee\$ 51.00