

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

Vol MQ1 Page 36476

*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.*

*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.*

*Michael J. Bird attorney MTC S354
P.O. Box 10
Grants Pass, OR 97528-0311*

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



RERECORD

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

Ramon West

Beneficiary

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

RAMON WEST

To

Grantor

ASPEN TITLE & ESCROW

Trustee

After recording, return to (Name, Address, Zip):

Michael J. Bird Attorney
P.O. Box 10
Grants Pass, OR 97628-0311

SPACE RESERVED
FOR
RECORDER'S USE

36477 33111



STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy

STATE OF OREGON, County of Klamath _____) ss:

I, Michael J. Bird, being first duly sworn, depose, and say 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 the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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

Ramon West

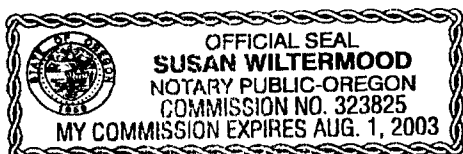
5911 Henley Road, Klamath Falls, OR 97603

Pacific Cascades Financial, Inc. 540 Main Street, Klamath Falls OR 97601

These 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 set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Michael J. Bird, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Grants Pass, Oregon, on March 27, 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

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

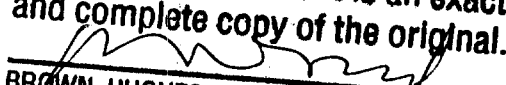


Subscribed and sworn to before me on March 27, 2001

Notary Public for Oregon

My commission expires 8/1/2003

**This document is being re-recorded to correct deletion of Exhibit "A", and to add correct page no. to Item No 3.

I certify this document is an exact and complete copy of the original.

BROWN, HUGHES, BIRD, ROTE & WETMORE

TRUSTEE'S NOTICE OF SALE

33112

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NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. **Grantor: RAMON WEST**

Trustee: ASPEN TITLE AND ESCROW, INC.

Successor Trustee: MICHAEL J. BIRD

Beneficiary: ANTHONY BARRETT AND CASSONDRA BARRETT

Said beneficial interest was assigned by instrument dated October 22, 1999, recorded October 27, 1999, Volume M99, Page 42930, Microfilm Records of Klamath County, Oregon; and re-recorded November 17, 1999, Volume M99, Page 45657, Microfilm Records of Klamath County, Oregon, from Anthony Barrettt and Cassondra Barrett to Michael Franz and Janet Franz, beneficiaries.

2. **Property covered by the trust deed:**

The Southeasterly 65 feet of Lot 1 in Block 63 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address:
604 9th STREET
KLAMATH FALLS OR 97601

3. The trust deed was dated February 23, 1999, and recorded March 5, 1999, in the mortgage records of Klamath County, Oregon, as Document No. M99, Page 42930, Page 7918.

4. **Default for which foreclosure is made is failure to pay the following:**

(a) **Monthly payments of \$307.00 each commencing October 26, 2000, and thereafter.**

(b) **Late penalty charges of \$15.00 beginning with the October 26, 2000 payment for each monthly payment not made within 15 days of due date.**

33113
36479

(c) delinquent taxes for the year 1999/00 in the amount of \$510.46, plus interest;
and delinquent taxes for the year 1999/00 in the amount of \$528.26, plus interest;

5. The sums owing on the obligation secured by the trust deed is:

(a) The principal sum of \$30,000.00 accrued interest thereon at the rate of 12.000 percent per annum beginning 9/26/00 until paid.

(b) Late penalty charges of \$15.00 beginning September 26, 2000, thereafter for each monthly payment not made within 15 days of due date.

(c) delinquent taxes for the year 1999/00 in the amount of \$510.46, plus interest;
and delinquent taxes for the year 1999/00 in the amount of \$528.26, plus interest;

(d) 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 beneficiary's interest therein.

(e) Any other defaults which may exist prior to the foreclosure sale not hereinabove mentioned for the protection of the above-described real property and beneficiary's interest therein.

6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of default was recorded on March 26, 2001, as Volume No. M01, Page 11917, Microfilm Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on August 8, 2001, at 10:00 O'clock, A.M., standard time as established by ORS 187.110, at the front steps of AmeriTitle, 222 South Sixth Street, Klamath Falls, Oregon 97601, which is the hour, date and place last set for the sale.

8. Interested persons are notified of the right under ORS 86.753 to have this 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, 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 (5) days before the date the successor trustee conducts the sale.

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.**

DATED this 27 day of March, 2001.


MICHAEL J. BIRD, SUCCESSOR TRUSTEE

**INSTRUCTIONS FOR SERVICE OF TRUSTEE'S
NOTICE OF SALE UPON OCCUPANT PURSUANT
TO ORS 86.750 (1) AND PROOF OF SERVICE
(120-Day Notice)**

RE: Trust Deed from

RAMON WEST

To

Grantor

ASPEN TITLE & ESCROW

Trustee

After recording, return to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

33115

36480

STATE OF OREGON,

County of _____

} ss.

I certify that the within instrument was
received for record on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON,

County of KLAMATH

} ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP
7 D(2) and 7 D(3) upon the occupant of the property described in the Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in the trust deed are as follows:

Name of person to be served
(If unknown, so state)

Property Address

Occupants

604 9th Street, Klamath Falls, Oregon

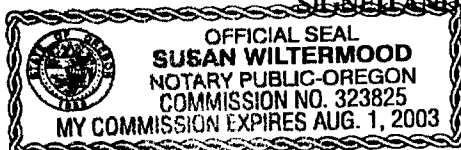
Ramon West

604 9th Street, Klamath Falls, Oregon

If the occupant is indicated as "unknown," or if you find the property at this address to be occupied by someone other than the person named, then you are to serve the person or persons whom you find to be occupying the property.

Service should be made by April 10, 2001, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, persist in attempting to make service until it has been accomplished.

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

SIGNED AND SWORN TO before me on March 27, 2001

(ATTORNEY FOR) TRUSTEE

Notary Public for Oregon

My commission expires 8/3/01

TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: RAMON WEST

Trustee: **ASPEN TITLE AND ESCROW, INC.**

Successor Trustee: **MICHAEL J. BIRD**

Beneficiary: **ANTHONY BARRETT AND CASSONDRA BARRETT**

Said beneficial interest was assigned by instrument dated October 22, 1999, recorded October 27, 1999, Volume M99, Page 42930, Microfilm Records of Klamath County, Oregon; and re-recorded November 17, 1999, Volume M99, Page 45657, Microfilm Records of Klamath County, Oregon, from Anthony Barrettt and Cassondra Barrett to Michael Franz and Janet Franz, beneficiaries.

2. Property covered by the trust deed:

The Southeasterly 65 feet of Lot 1 in Block 63 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address:
604 9th STREET
KLAMATH FALLS OR 97601

3. The trust deed was dated February 23, 1999, and recorded March 5, 1999, in the mortgage records of Klamath County, Oregon, as Document No. M99, Page 42930, Page 7918.

4. Default for which foreclosure is made is failure to pay the following:

(a) Monthly payments of \$307.00 each commencing October 26, 2000, and thereafter.

(b) Late penalty charges of \$15.00 beginning with the October 26, 2000 payment for each monthly payment not made within 15 days of due date.

33118

36482

(c) delinquent taxes for the year 1999/00 in the amount of \$510.46, plus interest; and delinquent taxes for the year 1999/00 in the amount of \$528.26, plus interest;

5. The sums owing on the obligation secured by the trust deed is:

(a) The principal sum of \$30,000.00 accrued interest thereon at the rate of 12.000 percent per annum beginning 9/26/00 until paid.

(b) Late penalty charges of \$15.00 beginning September 26, 2000, thereafter for each monthly payment not made within 15 days of due date.

(c) delinquent taxes for the year 1999/00 in the amount of \$510.46, plus interest; and delinquent taxes for the year 1999/00 in the amount of \$528.26, plus interest;

(d) 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 beneficiary's interest therein.

(e) Any other defaults which may exist prior to the foreclosure sale not hereinabove mentioned for the protection of the above-described real property and beneficiary's interest therein.

6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of default was recorded on March 26, 2001, as Volume No. M01, Page 11917, Microfilm Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on August 8, 2001, at 10:00 O'clock, A.M., standard time as established by ORS 187.110, at the front steps of AmeriTitle, 222 South Sixth Street, Klamath Falls, Oregon 97601, which is the hour, date and place last set for the sale.

8. Interested persons are notified of the right under ORS 86.753 to have this 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, 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 (5) days before the date the successor trustee conducts the sale.

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

DATED this 27 day of March, 2001.


MICHAEL J. BIRD, SUCCESSOR TRUSTEE

33120

36483

AFTER RECORDING RETURN TO:
MICHAEL J. BIRD, Attorney
P O BOX 10
GRANTS PASS OR 97528-0311

NOTICE OF SUBSTITUTED OR OFFICE
SERVICE AND AFFIDAVIT OF MAILING
Re: Trust Deed from
RAMON WEST, Grantor
To
ASPEN TITLE & ESCROW, Trustee

NOTICE OF SUBSTITUTED SERVICE OR OFFICE SERVICE

TO: OCCUPANT, DONNA PARKER, 604 9TH STREET, KLAMATH FALLS, OR 97601

You are hereby notified that you have been served with a Trustee's Notice of Sale, a true copy of which is attached hereto and enclosed herewith.

Service was made by delivering a true copy of said Notice of Sale at your dwelling house or usual place of above, to-wit: 604 9TH Street, Klamath Falls, OR 97601, to * WAYNE PARKER, SPOUSE, who is a person over the age of fourteen years and a member of your household, on ** April 3, 2001, at 1:25 P.M. OR the person who is apparently in charge of the office which you maintain for the conduct of your business at _____, on _____, during normal working

hours, as to-wit: _____ O'clock ____ M.

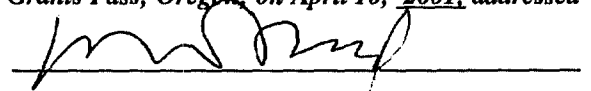


AFFIDAVIT OF MAILING

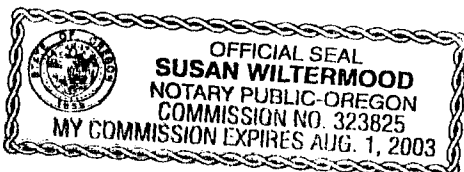
STATE OF OREGON, County of Josephine ss.


I, MICHAEL J. BIRD, being first duly sworn, depose, say and certify that: I mailed an original Notice of Substituted or Office Service, an exact and complete copy of which appears above, together with a true copy of the Notice of Sale referred to therein and attached hereto, which Notice of Sale was certified to be an exact and complete copy of the original Notice of Sale by MICHAEL J. BIRD, attorney for the Trustee named in said Notice of Sale, to the person and to the address first appearing above.

The Notice set forth above, and the true copy of the Notice of Sale were placed in a sealed envelope with first class postage thereon fully prepaid, and deposited by me in the United States Post Office at: Grants Pass, Oregon, on April 10, 2001, addressed as aforesaid.



Subscribed and sworn to before me this 10th day of April 2001.




Notary Public for Oregon
My Commission Expires: 8/1/2003

Note: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

33121
36484

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 604 9th Street

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Wayne Parker at the address below.

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Wayne Parker (spouse), a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Donna Parker

☐ 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.

604 9th Street
ADDRESS OF SERVICE STREET UNIT / APT. / SPC#
Klamath Falls Oregon 97601
CITY STATE ZIP

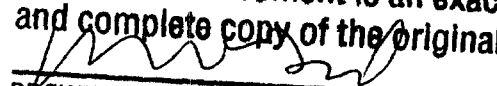
I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served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

April 3, 2001 1:25 a.m. ☐ p.m. ☒
DATE OF SERVICE TIME OF SERVICE SIGNATURE

or not found
PRINTED IN OREGON

Dave Shuck

This document is being re-recorded to correct deletion of Exhibit "A", and to add correct page no. to Item No. 3.

I certify this document is an exact and complete copy of the original.

BROWN, HUGHES, BIRD, ROTE & WETMORE

TRUSTEE'S NOTICE OF SALE

33122
36485

NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. **Grantor: RAMON WEST**

Trustee: **ASPEN TITLE AND ESCROW, INC.**

Successor Trustee: **MICHAEL J. BIRD**

Beneficiary: **ANTHONY BARRETT AND CASSONDRA BARRETT**

Said beneficial interest was assigned by instrument dated October 22, 1999, recorded October 27, 1999, Volume M99, Page 42930, Microfilm Records of Klamath County, Oregon; and re-recorded November 17, 1999, Volume M99, Page 45657, Microfilm Records of Klamath County, Oregon, from Anthony Barrettt and Cassondra Barrettt to Michael Franz and Janet Franz, beneficiaries.

2. **Property covered by the trust deed:**

The Southeasterly 65 feet of Lot 1 in Block 63 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address:
604 9th STREET
KLAMATH FALLS OR 97601

3. The trust deed was dated February 23, 1999, and recorded March 5, 1999, in the mortgage records of Klamath County, Oregon, as Document No. M99, Page 42930, Page 7918.

4. **Default for which foreclosure is made is failure to pay the following:**

(a) **Monthly payments of \$307.00 each commencing October 26, 2000, and thereafter.**

(b) **Late penalty charges of \$15.00 beginning with the October 26, 2000 payment for each monthly payment not made within 15 days of due date.**

33123
36486

(c) delinquent taxes for the year 1999/00 in the amount of \$510.46, plus interest; and delinquent taxes for the year 1999/00 in the amount of \$528.26, plus interest;

5. The sums owing on the obligation secured by the trust deed is:

(a) The principal sum of \$30,000.00 accrued interest thereon at the rate of 12.000 percent per annum beginning 9/26/00 until paid.

(b) Late penalty charges of \$15.00 beginning September 26, 2000, thereafter for each monthly payment not made within 15 days of due date.

(c) delinquent taxes for the year 1999/00 in the amount of \$510.46, plus interest; and delinquent taxes for the year 1999/00 in the amount of \$528.26, plus interest;

(d) 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 beneficiary's interest therein.

(e) Any other defaults which may exist prior to the foreclosure sale not hereinabove mentioned for the protection of the above-described real property and beneficiary's interest therein.

6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of default was recorded on March 26, 2001, as Volume No. M01, Page 11917, Microfilm Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on August 8, 2001, at 10:00 O'clock, A.M., standard time as established by ORS 187.110, at the front steps of AmeriTitle, 222 South Sixth Street, Klamath Falls, Oregon 97601, which is the hour, date and place last set for the sale.

8. Interested persons are notified of the right under ORS 86.753 to have this 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, 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 (5) days before the date the successor trustee conducts the sale.

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

DATED this 27 day of March, 2001.


MICHAEL J. BIRD, SUCCESSOR TRUSTEE

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

33125
36487

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#4092

Trustee's Notice of Sale

Ramon West

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 1, 8, 15, 22, 2001

Total Cost: \$1161.00

Day 2 Wells
Subscribed and sworn before me this 22nd
day of: June 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S NOTICE OF SALE

NOTICE is
hereby given that
the obligation se-
cured by the trust
deed described here-
in is in default, and
that the beneficiary
has elected to fore-
close the trust deed
pursuant to ORS
86.705 to 86.795. No
action is now pend-
ing to recover any
part of the debt se-
cured by the trust
deed.

Informa-
tion required by
ORS 86.735 and
86.745 is as follows:

1. Grantor: RAMON
WEST

Trustee: ASPEN TI-
TLE AND ES-

CROW, INC.

Successor Trustee:

MICHAEL J. BIRD

Beneficiary: AN-

THONY BARRETT

AND CASSONDRA

BARRETT

Said beneficial inter-

est was assigned by

instrument dated

October 22, 1999, re-

corded October 27,

1999, Volume M99,

Page 42930, Micro-

film Records of Klamath

County, Oregon; and re-record-

ed November 17,

1999, Volume M99,

Page 45657, Micro-

film Records of Klamath

County, Oregon; from Anthony

Barrett and Casson-

dra Barrett to Mi-

chael Franz and Ja-

net Franz, beneficia-

ries.

2. Property covered

by the trust deed:

The Southeasterly 65

feet of Lot 1 Block

63 of NICHOLS AD-

DITION to the City

of Klamath Falls,

Oregon, according

to the official plat

thereof on file in the

office of the County

Clerk of Klamath

County, Oregon.

PROPERTY

ADDRESS:

604 9TH STREET

KLAMATH FALLS,

OR 97601

3. The trust deed

was dated February

23, 1999, and record-

ed March 5, 1999, in

the mortgage re-

ords of Klamath

County, Oregon, as

Document No. M99,

Page 42930.

4. Default for which

foreclosure is made

is failure to pay the

following:

(a) Monthly pay-

ments of \$307.00

each commencing

October 26, 2000, and

thereafter.

(b) Late penalty

charges of \$15.00 be-

ginning with the Oc-

tober 26, 2000 pay-

ment for each

monthly payment

not made within 15

days of due date.

(c) delinquent taxes

for the year 1999/00

in the amount of

\$510.46, plus inter-

est; and delinquent

taxes for the year

1999/00 in the

amount of \$528.26,

plus interest.

5. The sums owing

on the obligation se-

cured by the trust

deed is:

(a) The principal

sum of \$30,000.00 ac-

crued interest there-

on at the rate of

12.000 percent per

annum beginning

9/26/00 until paid.

(b) Late penalty

charges of \$15.00 be-

ginning September

26, 2000, thereafter

for each monthly

payment not made

within 15 days of

due date.

(c) delinquent taxes

for the year 1999/00

in the amount of

\$510.46, plus inter-

est; and delinquent

taxes for the year

1999/00 in the

amount of \$528.26,

plus interest;

(d) Title expense,

costs, trustee's fees

and attorney's fees

incurred herein by

reason of said de-

fault; and any fur-

ther sums advanced

by the beneficiary

for the protection of

the above described

real property and

beneficiary's inter-

est therein.

(e) Any other de-

faults which may

exist prior to the

foreclosure sale not

herein above men-

tioned for the pro-

tection of the above-

described real prop-

erty and beneficia-

ry's interest therein.

6. The beneficiary

has and does elect to

sell the property to

satisfy the obliga-

tion. A Notice of de-

fault was recorded

on March 26, 2001,

as Volume No. M01,

Page 11917, Microfilm

Records of Klamath

County, Oregon.

7. The property will

be sold in the man-

ner prescribed by

law on August 8,

2001, at 10:00

O'clock, A.M.,

standard time as es-

tablished by ORS

187.110, at the front

steps of AmeriTitle,

222 South Sixth

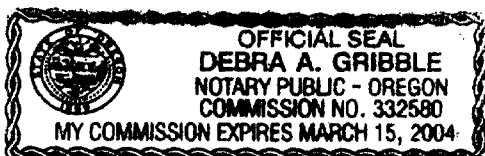
Street, Klamath

Falls, Oregon 97601,

which is the hour,

date and place last

set for the sale.



THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DATED this 27th day of March, 2001. MICHAEL J. BIRD SUCCESSOR TRUSTEE DESCRIPTION SHEET

The land referred to in this report/policy is situated in the State of Oregon, County of Josephine, and is described as follows:

A parcel of land situated in the South Half of the Southeast Quarter of the Northeast Quarter of Section 10, Township 37 South, Range 7 West, of the Willamette Meridian, Josephine County, Oregon, described as follows: Beginning at the Northeast corner of the South Half of the Southeast Quarter of the Northeast Quarter of said Section; thence South 89°04' West 463.6 feet to the Easterly right of way line of California and Oregon Coast Railroad; thence South 34°31' West 326.4 feet along said right of way line; thence South 30°40' West along said line 468 feet to a point on the South line of the Northeast Quarter of said Section 10; thence 89°04' East

along said South line 106.3 feet, more or less, to the centerline of Slate Creek; thence follow the meander of the centerline of said Creek as near as may be, North 19°15' East 163 feet; thence North 52°00' East 268 feet; thence North 69°21' East, 551.4 feet to a point on the East line of said Section; thence North 164 feet to the point of beginning.

EXCEPTING

THEREFROM: Beginning at the Northeast corner of the South Half of the Southeast Quarter of the Northeast Quarter of said Section 10; thence South 89°04' West 463.6 feet along the North line of the South Half of the Southeast Quarter of the Northeast Quarter of said Section to a point on the Easterly line of the California and Oregon Coast Railroad; thence South 34°31' East, 24.3 feet; thence North 89°04' East 197 feet; thence South 52° East 190 feet; thence South 70 feet, more or less, to the centerline of Slate Creek; thence North 69°21' East along Slate Creek 135 feet, more or less, to a point on the East line of Section 10; thence North 164 feet to the point of beginning.

EXCEPTING

THEREFROM: A parcel of land located in the Southeast Quarter of Section 10, Township 37 South, Range 7 West, of the Willamette Meridian, Josephine County, Oregon. Beginning at a point which is 752 feet West of the East Quarter corner of said Section, said point being in the center of Slate Creek; thence West along the North line of the Northeast Quarter of the Southeast Quarter 132 feet to the Easterly right of way line of the California Oregon Coast Railroad Company; thence North 31°44' East along said right of way 60 feet; thence Southeasterly to the point of beginning. ALSO EXCEPTING THEREFROM a tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 10, Township 37 South, Range 7 West of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows: Beginning at 5/8 inch diameter iron rod on the East line of said Section 10, said point being North 0°10' East of and 251.0 feet distant from the East Quarter corner of said Section 10, said point being North

0°10' East along the Section line for 180.24 feet to a 5/8 inch diameter iron rod; thence North 42°21' West for 26.40 feet to a 5/8 inch diameter iron rod; thence North 86°02' West for 120.90 feet to a 5/8 inch diameter iron rod; thence North 74°38' West for 166.0 feet to the center of Slate Creek; thence South 43°22'30" West along the center of Slate Creek for 241.90 feet; thence South 80°40' East for 470.30 feet to the point of beginning.

#4092 June 1, 8, 15, 22, 2001

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This document is being re-recorded to correct deletion of Exhibit "A", and to add correct page no. to Item NO. 3.

I certify this document is an exact and complete copy of the original.


BROWN, HUGHES, BIRD, ROTE & WETMORE

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TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: RAMON WEST

Trustee: **ASPEN TITLE AND ESCROW, INC.**

Successor Trustee: **MICHAEL J. BIRD**

Beneficiary: **ANTHONY BARRETT AND CASSONDRA BARRETT**

Said beneficial interest was assigned by instrument dated October 22, 1999, recorded October 27, 1999, Volume M99, Page 42930, Microfilm Records of Klamath County, Oregon; and re-recorded November 17, 1999, Volume M99, Page 45657, Microfilm Records of Klamath County, Oregon, from Anthony Barrettt and Cassondra Barrett to Michael Franz and Janet Franz, beneficiaries.

2. Property covered by the trust deed:

The Southeasterly 65 feet of Lot 1 in Block 63 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address:

604 9th STREET

KLAMATH FALLS OR 97601

3. The trust deed was dated February 23, 1999, and recorded March 5, 1999, in the mortgage records of Klamath County, Oregon, as Document No. M99, Page 42930, Page 7918.

4. Default for which foreclosure is made is failure to pay the following:

(a) Monthly payments of \$307.00 each commencing October 26, 2000, and thereafter.

(b) Late penalty charges of \$15.00 beginning with the October 26, 2000 payment for each monthly payment not made within 15 days of due date.

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(c) delinquent taxes for the year 1999/00 in the amount of \$510.46, plus interest; and delinquent taxes for the year 1999/00 in the amount of \$528.26, plus interest;

5. The sums owing on the obligation secured by the trust deed is:

(a) The principal sum of \$30,000.00 accrued interest thereon at the rate of 12.000 percent per annum beginning 9/26/00 until paid.

(b) Late penalty charges of \$15.00 beginning September 26, 2000, thereafter for each monthly payment not made within 15 days of due date.

(c) delinquent taxes for the year 1999/00 in the amount of \$510.46, plus interest; and delinquent taxes for the year 1999/00 in the amount of \$528.26, plus interest;

(d) 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 beneficiary's interest therein.

(e) Any other defaults which may exist prior to the foreclosure sale not hereinabove mentioned for the protection of the above-described real property and beneficiary's interest therein.

6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of default was recorded on March 26, 2001, as Volume No. M01, Page 11917, Microfilm Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on August 8, 2001, at 10:00 O'clock, A.M., standard time as established by ORS 187.110, at the front steps of AmeriTitle, 222 South Sixth Street, Klamath Falls, Oregon 97601, which is the hour, date and place last set for the sale.

8. Interested persons are notified of the right under ORS 86.753 to have this 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, 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 (5) days before the date the successor trustee conducts the sale.

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

DATED this 27 day of March, 2001.


MICHAEL J. BIRD, SUCCESSOR TRUSTEE

2 - TRUSTEE'S NOTICE OF SALE

State of Oregon, County of Klamath
Recorded 07/24/01 at 11:01a m.
In Vol. M01 Page 36476
Linda Smith,
County Clerk Fee\$ 91.00