

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

Vol M01 Page 38670

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.

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.

MTL 53678
Amerititle
P.O. Box 1609
Roseburg, OR 97470

This Space For County Recording Use Only
as of 8-1-98

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.



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

David H. Dietz & Charlotte A. Dietz

Beneficiary

AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss,
 County of Douglas)

I, Barbara L. Thomas, being first duly sworn, depose, 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 his successor in interest named in the attached original Trustee's Notice of Sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached Trustee's Notice of Sale by mailing an original thereof by first class and certified mail with return receipt requested to each of the parties named on the attached letter at their respective addresses.

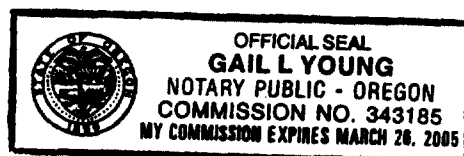
Said parties include the grantor in the trust deed; any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice any parties having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest; and, any party requesting notice, as required by ORS 86.785.

Each of the notices so mailed was an original notice of sale signed by the trustee; each such notice was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Roseburg, Oregon, on April 20, 2001. With respect to each party listed herein, 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 notice was mailed after the notice of default and election to sell described in said notice of sale was recorded.

Barbara L. Thomas
 Barbara L. Thomas, Assistant Secretary

Subscribed and sworn to before me this 20th day of April, 2001

Gail L. Young





38672

April 16, 2001

DAVID H. DIETZ
1901 Spicetree Lane, S.E.
Salem, OR 97306

CHARLOTTE A. DIETZ
1901 Spicetree Lane, S.E.
Salem, OR 97306

Attached, and mailed separately to each of you by both first class and certified mail, is an original Trustee's Notice of Sale in connection with the foreclosure of a trust deed made by DAVID H. DIETZ and CHARLOTTE A. DIETZ in favor of RUNNING Y RESORT, INC., an Oregon Corporation. This notice is being mailed to you pursuant to Chapter 86 of the Oregon Revised Statutes.

Please read the enclosed notice carefully and if you have any questions regarding your rights you should consult your attorney.

Sincerely,

AmeriTitle, Inc.

Barbara L. Thomas
Assistant Secretary

BLT:jws
Order No.: 00051419



38673

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by DAVID H. DIETZ and CHARLOTTE A. DIETZ, as Grantor, to AmeriTitle, Inc. as Trustee in favor of RUNNING Y RESORT, INC., an Oregon Corporation, as beneficiary, dated October 20, 1997 and recorded October 31, 1997, in Volume M97 at Page 36081, Records of KLAMATH County, Oregon, covering the following described real property in said county and state:

Lot 276 of RUNNING Y RESORT, Phase 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

monthly payments in the amount of \$631.17, due for September, 1999, through present, plus late charges, delinquent property taxes and advances by beneficiary, if any.

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 \$ 48,929.04 plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on August 23, 2001, at the hour of 10:00 o'clock A.M. , Pacific Time, as established by, Oregon Revised Statutes, at the offices of AmeriTitle located at 222 South Sixth Street, in the City of Klamath Falls, County of KLAMATH and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the grantor or his 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary 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 of Oregon Revised Statutes.

38674

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 said Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 16th day of April, 2001

AmeriTitle, Inc.

By: 
Barbara L. Thomas
Assistant Secretary

BLT: jws
Order No.: 00051419

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

38675

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#4137

Trustee's Notice of Sale

David H. Dietz

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 13, 20, 27, 2001

July 4, 2001

Total Cost: \$607.50

Larry L. Wells
Subscribed and sworn before me this 4th day of: July 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by DAVID H. DIETZ and CHARLOTTE A. DIETZ, as Grantor, to AmeriTitle, Inc. as Trustee in favor of RUNNING Y RESORT, INC., an Oregon Corporation, as beneficiary, dated October 20, 1997 and recorded October 31, 1997, in Volume M97 at Page 36081, Records of KLAMATH County, Oregon, covering the following described real property in said county and state: LOT 276 of RUNNING Y RESORT, Phase 3, according to the official plat

thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

monthly payments in the amount of \$631.17 due for September 1999, through present, plus late charge, delinquent property taxes and advances by beneficiary, if any.

By reason of said default, the beneficiary has de

clared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being \$48,929.04 plus interest, accrued late charges and advances.

WHEREFORE,

notice is hereby given that the undersigned trustee will on August 23, 2001, at the hour of 10:00 o'clock A.M., Pacific Time, as established by, Oregon Revised Statutes, at the offices of AmeriTitle located at 222 South Sixth Street, in the City of Klamath Falls, County of

KLAMATH and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the grantor or his 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 Section 86.753 of Oregon Revised Statutes has the right, at any time, prior to five days before the trustee conducts the sale, to have this foreclo-

sure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary 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 attorneys fees not exceeding the amounts provided by of Oregon Revised Statutes.

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 said Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated this 16th day of April, 2001 AmeriTitle, Inc.

By: Barbara L. Thomas Assistant Secretary For further information regarding this foreclosure, please contact Barbara Thomas at (541) 672-6651 #4137 June 13, 20, 27, 2001 July 4, 2001

