

K56919

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Vol. M01 Page 42086

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, 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 described in said 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 address, to-wit:

Debra L. Sexton
519 Nosler Street
Klamath Falls, OR 97601

Scott J. Sexton
519 Nosler Street
Klamath Falls, OR 97601

Debra L. Sexton
1726 Lakeview Avenue
Klamath Falls, OR 97601

Scott J. Sexton
1726 Lakeview Avenue
Klamath Falls, OR 97601

Scott James Sexton
7850 SW Hall Blvd., #18
Beaverton, OR 97008

Debra Lynn Sexton
700 Front Street
Klamath Falls, OR 97001

Debra Lynn Sexton
c/o Scott D. MacArthur, PC
280 Main Street
Klamath Falls, OR 97601

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 notices so mailed was certified to be a true copy of the original 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 Bellevue, Washington, on 5.16.01. 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 notices 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.

Subscribed and sworn to before me on 5/16, 2001, by

[Signature]
[Signature]
Notary Public for Washington
Residing at Kent
My commission expires: 2-16-05

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Sexton, Debra L. and Scott J.
Grantor

to
Northwest Trustee Services, LLC,
Trustee

File No. 7260.20633

After recording return to:

Northwest Trustee Services, LLC
Attn: Vonnie Nave
PO Box 4143
Bellevue, WA 98009-4143

DOLORES L. SAN NICOLAS
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 2-16-05

K56

42087

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, 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 described in said 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 address, to-wit:

Scott J. Sexton
16055 NW Schendel Ave. Apt. D
Beaverton, OR 97006

Debra Lynn Sexton
16055 NW Schendel Ave. Apt. D
Beaverton, OR 97006

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 notices so mailed was certified to be a true copy of the original 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 Bellevue, Washington, on 5/31/01. 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 notices 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.

Julie Bonffleur

I certify that I know or have satisfactory evidence that Julie Bonffleur is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5/13/01

Dolores L. San Nicolas
NOTARY PUBLIC in and for the State of
Washington, residing at Kent
My commission expires 2-16-05

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Sexton, Debra L. and Scott J.
Grantor

to
Northwest Trustee Services, LLC,
Trustee

File No. 7260.20633

DOLORES L. SAN NICOLAS
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 2-16-05

After recording return to:

Northwest Trustee Services, LLC
Attn: Vonnice Nave
PO Box 4143
Bellevue, WA 98009-4143

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Debra L. Sexton and Scott J. Sexton, wife and husband, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of Plaza Mortgage, Inc., an Oregon Corporation, as beneficiary, dated 04/26/94, recorded 05/05/94, in the mortgage records of Klamath County, Oregon, in Volume M94, page 14229 and subsequently assigned to Bank United, nka Washington Mutual Bank, FA by Assignment recorded as Volume M98, Page 34386, covering the following described real property situated in said county and state, to wit:

Lots 11 and 12 in Block 14 of Klamath Lake Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

PROPERTY ADDRESS: 519 Nosler Street
Klamath Falls, OR 97601

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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 \$724.09 beginning 11/01/00; plus late charges of \$28.96 each month beginning 11/16/00; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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.

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: \$75,669.89 with interest thereon at the rate of 7.875 percent per annum beginning 10/01/00; plus late charges of \$28.96 each month beginning 11/16/00 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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.


WHEREFORE, notice hereby is given that the undersigned trustee will on 09/14/01 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby 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 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 grantor's successors in interest acquired after the execution 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.

42089

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.

Northwest Trustee Services, LLC

DATED 5/10, 2001

By 
Authorized Signature

For further information, please contact:

Vonnie Nave
Northwest Trustee Services, LLC
PO Box 4143
Bellevue, WA 98009-4143
(425) 586-1900
File No. 7260.20633/Sexton, Debra L. and Scott J.

State of Washington, County of King) ss:

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

By Authorized Signer

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

PROOF OF SERVICE

42090

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:

519 NOSLER STREET, KLAMATH FALLS, OREGON 97601, as follows:

Personal service upon Greg White, by delivering said true copy, personally and in person, at the above address on May 16, 2001 at 10:06 p.m.

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

Substitute service upon Rob White, by delivering said true copy, at his/her usual place of abode as indicated above, to Greg White who is a person over the age of 14 years and a member of the household on May 16, 2001 at 10:06 p.m.

Substitute service upon Danielle White, by delivering said true copy, at his/her usual place of abode as indicated above, to Greg White who is a person over the age of 14 years and a member of the household on May 16, 2001 at 10:06 p.m.

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

Troy W. Garrison May 17, 01
226313

SUBSCRIBED AND SWORN to before me this 17th day of May, 2001 by Troy W. Garrison



Margaret A. Nielsen
Notary Public for Oregon

Northwest Trustee Services, LLC

PO Box 4143
Bellevue, Washington 98009-4143
Telephone (425) 586-1900 Facsimile (425) 586-1997

42091

August 15, 2001

7432.20011/Sexton, Debra L. and Scott J.
All Occupants
519 Nosler Street
Klamath Falls, OR 97601

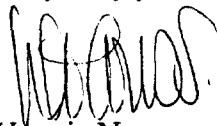
RE: Washington Mutual Bank, F.A. (Government) 6214186
RCF No.:7432.20011

Occupants:

Please be advised that the property in the above-referenced matter is scheduled to be sold at a Trustee's Sale on 09/14/01. According to ORS 86.755(5) the property must be vacated on or before the tenth day, 09/24/01, following the date of sale. Please vacate the property on or before that date.

If you have any questions, please contact an attorney.

Very truly yours,


he Vonnie Nave
Foreclosure Analyst

**STATE OF OREGON,
COUNTY OF KLAMATH**

42092

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#4168

Trustee's Notice of Sale
Debra Sexton

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 21, 28, 2001

July 5, 12, 2001

Total Cost: \$810.00

Subscribed and sworn before me this 12th day of: July 2001

Debra A. Grizzle

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 Debra L. Sexton and Scott J. Sexton, wife and husband, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of Plaza Mortgage, Inc., an Oregon Corporation, as beneficiary, dated 04/26/94, recorded 05/05/94, in the mortgage records of Klamath County, Oregon, in Volume M94, page 14229 and subsequently assigned to Bank United, nka Washington Mutual Bank, FA by Assignment recorded as Volume M98, Page 34386, covering the following described real property situated in said county and state, to wit:

Lots 11 and 12 in Block 14 of Klamath lake Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon
PROPERTY ADDRESS: 519 Nosler Street
Klamath Falls, OR 97601

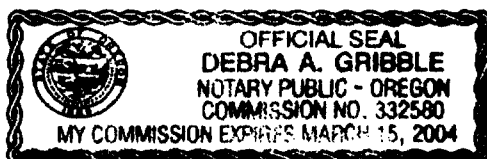
Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's

failure to pay when due the following sums: monthly payments of \$724.09 beginning 11/01/00; plus late charges of \$28.96 each month beginning 11/16/00; plus prior accrued late charges of \$0.00; 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.

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: \$75,669.89 with interest thereon at the rate of 7.875 percent per annum beginning 10/01/00; plus late charges of \$28.96 each month beginning 11/16/00 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on 09/14/01 at the hour of 10:00 o'clock, A.M. in accordance with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse 316 Main Street, Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the 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 grantor's successors in interest acquired after the execution 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 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.

Northwest Trustee Services, LLC
DATED: May 5, 2001

For further information, please contact:
Vonnie Naye
Northwest Trustee Services, LLC
PO Box 4143
Bellevue, WA 98009-4143

(425) 586-1900
file No.
7260.20633/Sexton,
Debra L. and Scott J.
State of Washington,
County of King)ss:

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

David Fennell
THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

#4168 June 21, 28, 2001
July 5, 12, 2001

42093

Received

JUL 24 2001

Routh, Crabtree & Fennell

State of Oregon, County of Klamath
Recorded 08/20/01 at 3:17 p. m.
In Vol. M01 Page 42086
Linda Smith,
County Clerk Fee \$ 56.00