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Vol M01 Page 44743

TRUSTEE'S NOTICE OF SALE

K-56376

Reference is made to that certain trust deed made by Charles L. Brewer, Tina M. Brewer, as grantor, to First American Title Insurance Company, as trustee, in favor of U.S. Bank National Association, as beneficiary, dated 01/06/00, recorded 01/07/00, in the mortgage records of Klamath County, Oregon, in Volume M00 Page 712, covering the following described real property situated in said county and state, to wit:

The W 1/2 of Lot 6, Empire Tracts, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 4305 Frieda Avenue
Klamath Falls, OR 97603

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 \$451.29 beginning 09/01/00; plus late charges of \$19.89 each month beginning 09/16/00; 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: \$52,717.20 with interest thereon at the rate of 8.25 percent per annum beginning 08/01/00; plus late charges of \$19.89 each month beginning 09/16/00 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 **September 28, 2001** 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.

\$51K

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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.

DAVID E. FENNELL

DATED Mar 21, 2001

By 

David E. Fennell-Trustee

For further information, please contact:

Eric Wang
Northwest Trustee Services, LLC
PO Box 4143
Bellevue, WA 98009-4143
(425) 586-1900
File No. 7283.20110/Brewer, Charles L.

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**

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:

Carter Jones Collections LLC
1143 Pine Street
Klamath Falls, OR 97601

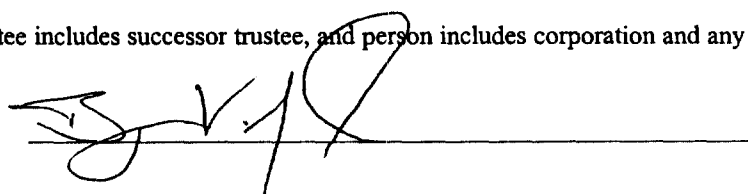
Tina M. Black
fka Tina M. Brewer
1920 Arthur Street #53
Klamath Falls, OR 97601

Charles L. Brewer
4305 Frieda Avenue
Klamath Falls, OR 97603

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 5.24.01. 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.

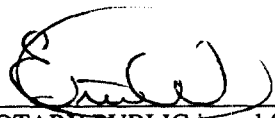
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.



I certify that I know or have satisfactory evidence that Ben Mark 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: _____

ERIC WANG
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 10-19-04


NOTARY PUBLIC in and for the State of
Washington, residing at Maple Valley
My commission expires 10/19/04

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Brewer, Charles L.
Grantor
to
DAVID E. FENNELL,
Trustee

File No. 7283.20110

After recording return to:
Northwest Trustee Services, LLC
Attn: Eric Wang
PO Box 4143
Bellevue, WA 98009-4143

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON)
) ss.
County of Klamath)

I, Dave Shuck, being first duly sworn, depose and say:

That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of Klamath County, State of Oregon. I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

That on the 23rd day of May, 2001, after personal inspection, I found the following described real property to be unoccupied:

The W 1/2 of Lot 6, Empire Tracts, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

Commonly known as: 4305 Frieda Avenue
 Klamath Falls, OR 97603

I declare under the penalty of perjury that the above statements are true and correct.

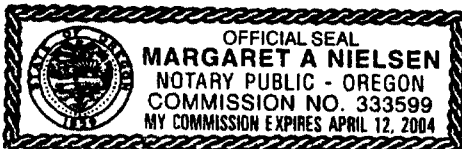


Dave Shuck 226623

SUBSCRIBED AND SWORN to before me this 31st day of May, 2001, by Dave Shuck.



Notary Public for Oregon



Northwest Trustee Services, LLC

44747

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

August 29, 2001

7283.20110/Brewer, Charles L.
All Occupants
4305 Frieda Avenue
Klamath Falls, OR 97603


RE: Cendant Mortgage 0007400203
RCF No.:7283.20110

Occupants:

Please be advised that the property in the above-referenced matter is scheduled to be sold at a Trustee's Sale on 09/28/01. According to ORS 86.755(5) the property must be vacated on or before the tenth day, 10/08/01, 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,


for Eric Wang
Foreclosure Analyst

Affidavit of Publication

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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 #4212

Trustee's Notice of Sale

Charles L. Brewer

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:

July 5-12-19-26, 2001

Total Cost:

\$621.00

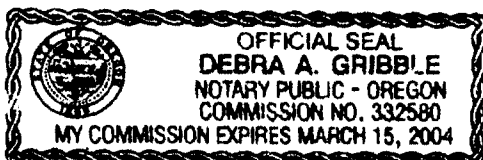
Subscribed and sworn before me this

day of:

July 26, 2001

Notary Public of Oregon

My commission expires March 15, 2004



TRUSTEE'S NOTICE OF SALE NO-

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09/01/00; plus late charges of \$19.89 each month beginning 09/16/00; 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.

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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; #4212 July 5, 12, 19, 26, 2001

7283 - 20110 EW

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Received
JUL 30 2001
Routh, Crabtree & Fennell

State of Oregon, County of Klamath
Recorded 08/31/01 at 3:22 pm.
In Vol. M01 Page 49743
Linda Smith,
County Clerk Fee \$ 51.00