

'01 SEP 17 PM3:01

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:

Real Oregon Gift, Inc.
P.O. Box 644
North Bend, OR 97459

B. Roger Clark
P.O. Box 644
North Bend, OR 97459

Clara Jean Clark
P.O. Box 644
North Bend, OR 97459

B. Roger Clark
3955 Coast Highway 101
North Bend, OR 97459

Clara Jean Clark
3955 Coast Highway 101
North Bend, OR 97459

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 6-13-01. 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: 6-13-01

Heather L. Smith
NOTARY PUBLIC in and for the State of
Washington, residing at King County
My commission expires 9-21-04

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Real Oregon Gift, Inc.

Grantor

to

Northwest Trustee Services, LLC,
Trustee

File No. 7525.20002

After recording return to:

Northwest Trustee Services, LLC
Attn: Kathy Taggart
PO Box 4143
Bellevue, WA 98009-4143

HEATHER L. SMITH
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 9-21-04

K46.

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by B. Roger Clark and Clara Jean Clark, as grantor, to U.S. Small Business Administration, an Agency of the United States of America, as trustee, in favor of Administrator of the Small Business Administration, an agency of the Government of the United States of America, as beneficiary, dated 10/08/93, recorded 10/08/93, in the mortgage records of Coos County, Oregon, in Vol. M93 Page 26251 and subsequently assigned to CSC Consortium, LLC, by Assignment recorded as Volume M00, Page 5213, covering the following described real property situated in said county and state, to wit:

The S1/2 SW1/4 NW1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PROPERTY ADDRESS: Vacant land

PLUS ADDITIONAL SECURITY IN COOS COUNTY RECORDED 10/8/93 AS MICROFILM NUMBER 93100383

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 \$3,000.00 beginning 08/20/00; plus late charges of \$0.00 each month beginning ; 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: \$134,211.99 with interest thereon at the rate of 8.25 percent per annum beginning 07/20/00; plus late charges of \$0.00 each month beginning 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 10/12/01 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 main lobby of the Coos County Courthouse, 250 N. Baxter, 2nd and Baxter, in the City of Coquille, County of Coos, 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.

47179

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.

DATED 6-8, 2001

Northwest Trustee Services, LLC

By


Authorized Signature

For further information, please contact:

Kathy Taggart
Northwest Trustee Services, LLC
PO Box 4143
Bellevue, WA 98009-4143
(425) 586-1900
File No.7525.20002/Real Oregon Gift, Inc.

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 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 12th day of June, 2001, after personal inspection, I found the following described real property to be **unoccupied and bare land**:

The S 1/2 SW 1/4 NW 1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Commonly known as: Vacant land.

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



Dave Shuck 227661

SUBSCRIBED AND SWORN to before me this 18th day of June, 2001, by Dave Shuck.



Notary Public for Oregon



Affidavit of Publication

47181

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 # 4235

Sale/Clark

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 19, 26, August 2, 9, 2001

Total Cost: \$661.50

Subscribed and sworn

before me on: August 9, 2001

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 B. Roger Clark and Clara Jean Clark, as grantor, to U.S. Small Business Administration, an Agency of the United States of America, as trustee, in favor of Administrator of the Small Business Administration, an agency of the Government of the United States of America, as beneficiary, dated 10/08/93, recorded 10/08/93, in the mortgage records of Coos County, Oregon, in Vol. M93 Page 26251 and subsequently assigned to CSC Consortium, LLC, by Assignment recorded as Volume MOO, Page 5213, covering the following described real property situated in said county and state, to wit:

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PLUS ADDITIONAL SECURITY IN COOS COUNTY RECORDED 10/8/93 AS MICROFILM NUMBER 93100383.

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 \$3,000.00 beginning 08/20/00; plus late charges of \$0.00 each month beginning; 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.

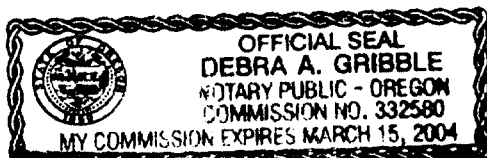
By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$134,211.99 with interest thereon at the rate of 8.25 percent

per annum beginning 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on 10/12/01 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 main lobby of the Coos County Courthouse, 250 N. Baxter, 2nd and Baxter, in the City of Coquille, County

of Coos, 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 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.

For further information, please con-



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fact: Kathy Taggart,
NW Trustee Serv-
ices, LLC, PO Box
4143, Bellevue, WA
98009-4143.
#4235 July 19, 26,
August 2, 9. *2001*
L.H.

Received

AUG 14 2001

Routh, Crabtree & Fennell

Received

AUG 14 2001

Routh, Crabtree & Fennell

State of Oregon, County of Klamath

Recorded 09/17/01 at 3:01 p. m.

In Vol. M01 Page 47177

Linda Smith,

County Clerk Fee\$ 46⁰⁰