

K57003

'01 SEP 19 AM 11:02

Vol M01 Page 47516

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:

David A. Werdeman
5029 Summers Lane
Klamath Falls, OR 97603

Judith E. Werdeman
5029 Summers Lane
Klamath Falls, OR 97603

Hardy Myers
Attorney General/State of Oregon
1162 Court Street Northeast
Salem, OR 97310

State of Oregon, DHR
P.O. Box 14506
Salem, OR 97309

David A. Werdeman
P.O. Box 194
Dickerson Run, PA 15430

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 6.6.01. 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 Ron 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: 6/6/01

Karen Michelle Hardy
NOTARY PUBLIC in and for the State of
Washington, residing at King County
My commission expires 03-17-03

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
RE: Trust Deed from
Werdeman, David A. and Judith E.
Grantor
to
Northwest Trustee Services, LLC,
Trustee File No. 7273.21891

KAREN MICHELLE HARDY
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 3-17-03

After recording return to:

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

K51

Courtesy

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 D. MacArthur, Attorney
280 Main Street
Klamath Falls, OR 97601

David A. Werdeman
259 Dawson Road
Dickerson Run, PA 15430

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 9/5/01. 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.

[Handwritten signature]

STATE OF WASHINGTON)
COUNTY OF KING) ss.

I certify that I know or have satisfactory evidence that Karen Hardin 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. 9/5/01

JULIE BOUFFLEUR
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 2-23-05

[Handwritten signature: Julie Bouffleur]
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 2-23-05

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
RE: Trust Deed from
Werdeman, David A. and Judith E.
Grantor
to
Northwest Trustee Services, LLC,
Trustee File No. 7432.20160

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

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by David A. Werdeman and Judith E. Werdeman, husband and wife as tenants by the entireties, as grantor, to First American, as trustee, in favor of PNC Mortgage Corp. of America, an Ohio corporation, as beneficiary, dated 10/06/99, recorded 10/18/99, in the mortgage records of Klamath County, Oregon, as Vol. M99 Page 41420, covering the following described real property situated in said county and state, to wit:

Lot 38 Elmwood Park, according to the Official Plat thereof on File in the Office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 5029 Summers Lane
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 \$932.16 beginning 12/01/00; plus late charges of \$33.69 each month beginning 12/16/00; 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: \$111,207.09 with interest thereon at the rate of 8.25 percent per annum beginning 11/01/00; plus late charges of \$33.69 each month beginning 12/16/00 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 10/05/01 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.

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 5/24, 2001

By *Karzu Sma*
Authorized Signature

For further information, please contact:

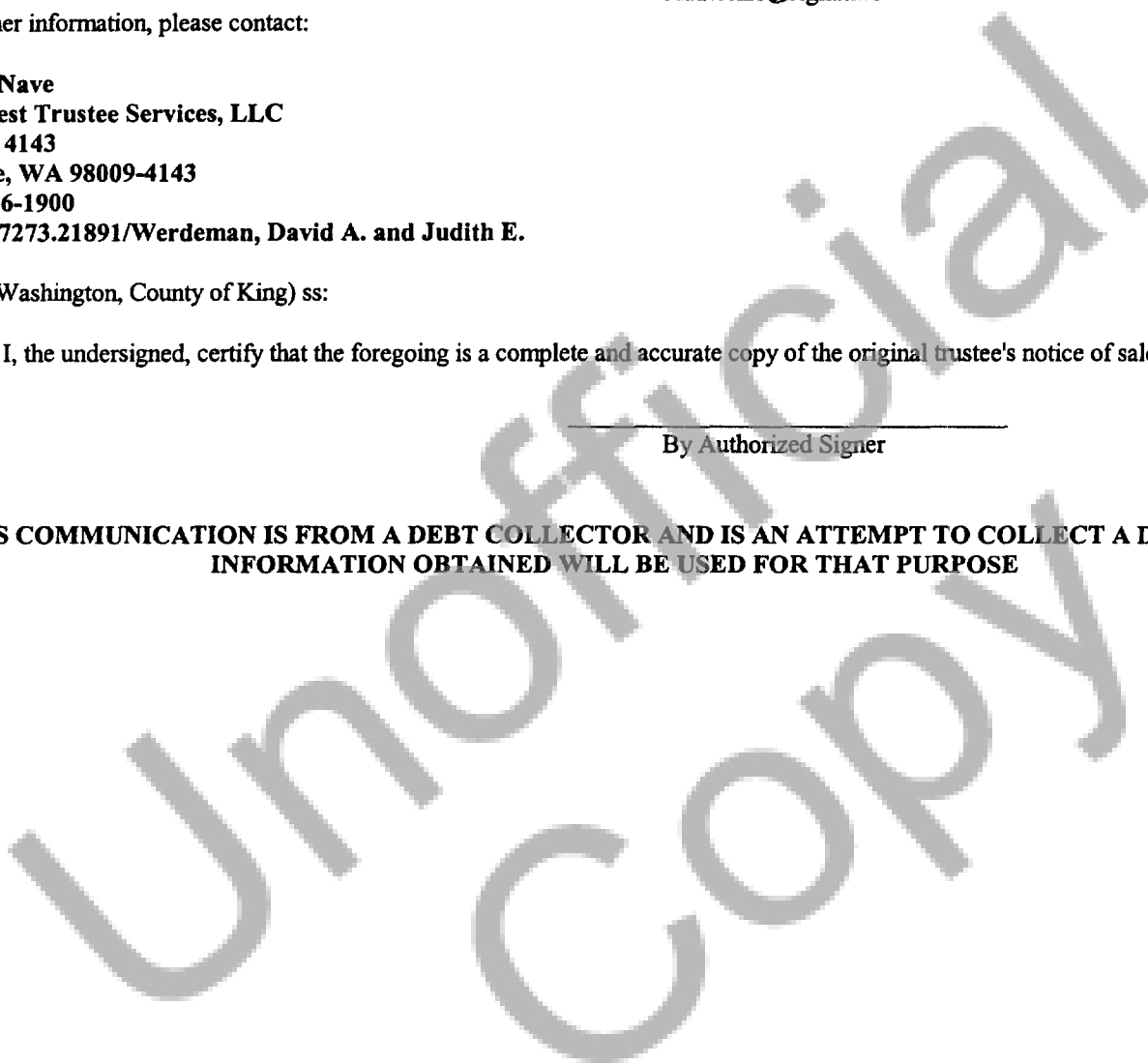
Vonnie Nave
Northwest Trustee Services, LLC
PO Box 4143
Bellevue, WA 98009-4143
(425) 586-1900
File No. 7273.21891/Werdeman, David A. and Judith E.

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



Northwest Trustee Services, LLC

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

47520

September 5, 2001

7432.20160/Werdeman, David A. and Judith E.
All Occupants
5029 Summers Lane
Klamath Falls, OR 97603

RE: Washington Mutual Bank, F.A. (Government) 0710008871
RCF No.:7432.20160

Occupants:

Please be advised that the property in the above-referenced matter is scheduled to be sold at a Trustee's Sale on 10/05/01. According to ORS 86.755(5) the property must be vacated on or before the tenth day, 10/15/01, 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,


Shannon Blood
Foreclosure Analyst

PROOF OF SERVICE

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 a copy of Notice Under the Fair Debt Collection Practices Act, upon the OCCUPANTS at the following address:

5029 SUMMERS LANE, KLAMATH FALLS, OREGON 97603, as follows:

Personal service upon Judith Werdeman, by delivering said true copy, personally and in person, at the above address on June 5, 2001 at 3:00 p.m.

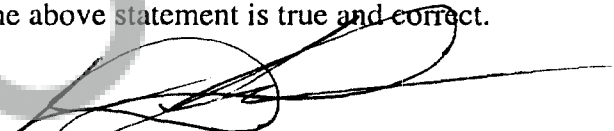
Personal service upon Natalie Lewis, by delivering said true copy, personally and in person, at the above address on June 6, 2001 at 4:25 p.m.

Substitute service upon Rebecca Werdeman, by delivering said true copy, at his/her usual place of abode as indicated above, to Judith Werdeman, who is a person over the age of 14 years and a member of the household on June 5, 2001 at 3:00 p.m.

Substitute service upon Scott Werdeman, by delivering said true copy, at his/her usual place of abode as indicated above, to Judith Werdeman, who is a person over the age of 14 years and a member of the household on June 5, 2001 at 3:00 p.m.

Substitute service upon Michael Werdeman, by delivering said true copy, at his/her usual place of abode as indicated above, to Judith Werdeman, who is a person over the age of 14 years and a member of the household on June 5, 2001 at 3:00 p.m.


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



Dave Shuck 227329

SUBSCRIBED AND SWORN to before me this 25th day of June, 2001 by Dave Shuck.





Notary Public for Oregon

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 # 4221

Notice of Sale/Werdeman

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for: (4)
Four

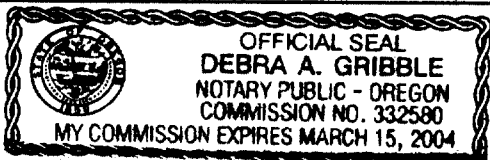
Insertion(s) in the following issues:
August 21, 28, September 4, 11, 2001

Total Cost: NONE

Larry L. Wells
Subscribed and sworn
before me on: September 11, 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
A. Werdeman and
Judith E. Werde-
man, husband and
wife as tenants by
the entireties, as
grantor, to First
American, as trust-
ee, in favor of PNC
Mortgage Corp. of
America, an Ohio
corporation, as ben-
eficiary, dated
10/06/99, recorded
10/18/99, in the
mortgage records of
Klamath County,
Oregon, as Vol. M99
Page 41420, covering
the following descri-
bed real property
situation in said
county and state, to
wit:

Lot 38 Elmwood
Park, according to
the official Plat
thereof on File in
the Office of the
County Clerk of Kla-
math County, Ore-
gon.

PROPERTY AD-
DRESS: 5029 Sum-
mers Lane, Klamath
Falls, OR 97603

Both the beneficia-
ry and the trustee
have elected to sell
the real property to
satisfy the obliga-
tions secured by the
trust deed and a no-
tice of default has
been recorded pur-
suant to Oregon Re-
vised Statutes
86.735(3); the de-
fault for which the
foreclosure is made
is grantor
s failure to pay
when due the follow-
ing sums: monthly
payments of \$932.16
beginning 12/01/00;
plus late charges of
\$33.69 each month
beginning 12/16/00;
plus prior accrued
late charges of
\$0.00; together with
title expense, costs,

trustee's fees and
attorney's fees in-
curred 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 its
interest therein.

By reason of said
default the benefi-
ciary has declared
all sums owing on
the obligation se-
cured by the trust
deed immediately
due and payable,
said sums being the
following, to wit:
\$111,207.09 with in-
terest thereon at the
rate of 8.25 percent
per annum begin-
ning 11/01/00; plus
late charges of
\$33.69 each month
beginning 12/16/00
until paid; plus pri-
or accrued late
charges of \$0.00;
plus advances of
\$0.00; together with
title expense, costs,
trustee's fees and
attorneys fees incur-
red 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 in-
terest therein.

WHEREFORE,
notice hereby is giv-
en that the under-
signed trustee will
on 10/05/01 at the
hour of 10:00
o'clock, A.M. in ac-
cord with the stand-
ard of time estab-
lished by ORS
187.110, at the fol-
lowing place: inside
the 1st floor lobby of
the Klamath county
courthouse, 316
Main street, in the
City of Klamath
Falls, County of Or-
egon, sell at public
auction to the high-
est bidder for cash
the interest in the
described real prop-
erty which the gran-

tor had or had pow-
er to convey at the
time of the execu-
tion by grantor of
the trust deed, to-
gether with any in-
terest which the
grantor or grantor's
successors in inter-
est acquired after
the execution of the
trust deed, to satisfy
the foregoing obliga-
tions thereby se-
cured and the costs
and expenses of
sale, including a
reasonable charge
by the trustee. No-
tice 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 foreclo-
sure proceeding dis-
missed and the trust
deed reinstated by
payment to the ben-
eficiary of the entire
amount then due
(other than such
portion of the princ-
ipal as would not
then be due had no
default occurred)
and by during any
other default com-
plained of herein
that is capable of
being cured by ten-
dering the perform-
ance required under
the obligation or
trust deed, and in
addition to paying
said sums or tender-
ing the performance
necessary to cure
the default, by pay-
ing all costs and ex-
penses actually in-
curred 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.

#4221 August 21, 28,
September 4, 11,
2001

State of Oregon, County of Klamath
Recorded 09/19/01 at 11:02a m.
In Vol. M01 Page 47516
Linda Smith,
County Clerk Fee\$ 51.00