

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

Vol M01 Page 57705

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.

mtc S3072

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

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.*

*Standard Insurance Center
900 SW Fifth Ave Ste 2000
Portland, OR 97204-1268*

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

AAA Discount Storage

Beneficiary

57706

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

PortInd1-2082621.1 0041271-00001

57707

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

I, ARVELLA HIETALA, being first duly sworn, depose, say and certify that:

I gave notice of the sale of the real property described in the attached Notice by mailing a true copy thereof by both first class and certified mail with return receipt requested to the following person, at his or her respective last known address, as follows:

John F. Swetland
2865 Daggett Avenue
Klamath Falls, OR 97601

Jeffrey C. Yacuk
292 Weyerhaeuser
Roseburg, OR 97470

James R. Yacuk
1612 Tamera Drive
Klamath Falls, OR 97603

57708

Ottland, Inc.
c/o L.A. Swetland, President
1361 Wild Plum Court
Klamath Falls, OR 97601

Ottland, Inc.
c/o L.A. Swetland, President
6747 S. 6th St.
Klamath Falls, OR 97603

Kurt H. Knudsen
Lombard, Knudsen & Holtey
622 Siskiyou Blvd.
PO Box 1090
Ashland, OR 97520

Stacy A. Eckert, Esq.
Stacy A. Eckert, P.A.
2445 S. Volusia Avenue, C-3
Orange City, FL 32763

Michael Ratliff
Ratliff & Whitney-Smith
905 Main Street, Suite 200
Klamath Falls, OR 97601

Jamie Dee
PO Box 417
Merrill, OR 97633

Jamie Dee
608 E. 1st St.
Merrill, OR 97633

Susan Boyle
608 E. 1st
Merrill, OR 97633

David and Susan Boyle
PO Box 417
Merrill, OR 97633

Susan Boyle
c/o Seasons Change
425 E. Front Street
Merrill, OR 97633

Arie C. DeGroot
Attorney at Law
303 Paine Street
Klamath Falls, OR 97601

Daniela Craig Northrup
6621 Moyina Way
Klamath Falls, OR 97603

Anita Williamson and Russ
Williamson
PO Box 417
Merrill, OR 97633

Christy L. Northrup
c/o William L. Sisemore, Attorney
at Law
803 Main Street - Suite 201
Klamath Falls, OR 97601-6070

Christy L. Northrup
Heritage Villa Antiques
2074 S. 6th St.
Klamath Falls, OR 97601

Christy L. Northrup
8110 Highway 39
Klamath Falls, OR 97603

Joanna Justus
High Desert Homes
6707 S. 6th St.
Klamath Falls, OR 97603

Glenn G. Justus and Joann
Justus
6707 S. 6th Street
Klamath Falls, OR 97603

James D. Mosurak & Roberta
Mosurak, Mosurak Family Trust
587 Scarlet Circle
Medford, OR 97504

James D. Mosurak & Roberta
Mosurak, Mosurak Family Trust
6831 S. 6th St.
Klamath Falls, OR 97603

Joanna Justus
2040 Lakeshore Drive
Klamath Falls, OR 97601

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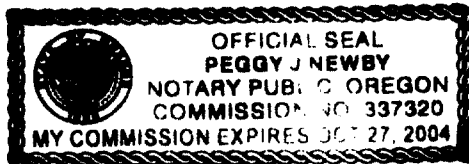
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Each Notice so mailed was certified to be a true copy of the Notice; each true copy of said Notice was contained in a sealed envelope with postage thereon fully prepaid, and was deposited by our mailroom staff personnel in the United States Post Office at Portland, Oregon, on August 7th, 2001.

Arvella Hietala
Arvella Hietala

SUBSCRIBED AND SWORN to before me this 8th day of August, 2001.



Peggy J. Newby
Notary Public for Oregon

Affidavit of Publication

57710

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 # 4406

Notice of Sale

AAA Discount Storage, LLC

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:
October 5, 12, 19, 26, 2001

Total Cost: \$823.50

Subscribed and sworn

before me on: October 26, 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 AAA Discount Storage, LLC, as grantor, to AmeriTitle, as trustee, in favor of Belgravia Capitol Corporation, as beneficiary, dated July 31, 1997 and recorded July 31, 1997 in the mortgage records of Klamath County, Oregon Volume M97, Page 24630, covering the following described real property situated in said county and state, to wit:

Parcel 1 and Parcel 2 of Land Partition 76-96, being Parcel 2 of Land Partition 11-95, situated in the SW 1/4 SE 1/4 and the NW 1/4 SE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The real property has a street address of 6747 South 6th Street, Klamath Falls, 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 ORS 86.735(3); the default for which the foreclosure is made is as follows:

(a) The failure to maintain the property and operate the business thereon in conformance with the terms of the trust deed; (b) The failure to obtain the beneficiary's consent to encumbrances including (i) that trust deed recorded March 15, 2000 in Volume MOO, Page 8437,

and (ii) that trust deed recorded September 15, 2000 in Volume MOO, page 33984, both recorded in the Microfilm Records of Klamath County, Oregon; and (c) The failure to pay monthly installments in a timely manner for the months of October 2000 through July 2001 in the total sum of \$66,921.82, plus any interest and late charges accruing after July 11, 2001, attorneys' fees, collection costs, and any other sums as the beneficiary may have or will advance.

A. Monthly Installments - 4/11/01 through 7/11/01 - \$33,567.84; B. Default Interest 3/11/01 through 7/10/01 - \$16,269.62; C. Balance of Late Charges 10/11/00 through 7/11/01 - \$5,386.56; D. Escrow Fund 4/11/01 through 7/11/01 - \$8,182.80; E. Reserves for Rep/Leasing 4/11/01 through 7/11/01 - \$3,515.00; Total - \$66,921.82.

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 the following, to wit: As of July 11, 2001, the principal sum is \$960,174.33 plus interest, late charges, and other amounts enumerated above prior to July 11, 2001, plus such other interest and charges that accrue after July 11, 2001, plus any yield maintenance or prepayment premium due under the terms of the Note and/or Trust Deed, plus any sum advanced by the bene-

ficiary or the beneficiary's successor in interest for the protection of the above-described real property, plus any attorneys' and trustee's fees incurred by reason of said default. Interest on the principal balance continues to accrue at the Note rate of fourteen percent (14%) per annum until the loan is paid in full.

WHEREFORE, notice is hereby given that the undersigned trustee will on December 11, 2001 at the hour of 11:45 AM in accordance with the standard of time established by ORS 187.110, at Front entrance of the Klamath County Courthouse, 316 Main Street, in the city of Klamath Falls, Oregon, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property; which the grantor had or had

the power to convey at the time of the execution by grantor of the said trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the obligations 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 ben-

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efficiary of the entire amount then due (other than such portion of the principal as would not then be due has no default occurred) and by curing any other default 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 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. Dated: August 7, 2001. By: Christine a. Kosydar, Successor Trustee. For further information contact: Arvella Hietala, Stoel Rives, LLP, 900 SW Fifth Avenue, Suite 2600, Portland, OR 97204-1268, (503)294-9299. #4406 October 5, 12, 19, 26, 2001.

State of Oregon, County of Klamath
Recorded 11/09/01 2:07 p.m.
In Vol. M01 Page 57705
Linda Smith,
County Clerk Fee \$ 51.00