| ÖV 13 F412:12 | TRUSTEE'S NOTIC | E OF SALE | Vol_MO1 | Page 57918 | |
|--|---|--------------------------|----------------|---|--------------------|
| Reference is made to that certain tru | | | | | |
| Aspen Title & Escrow, Inc. (Neal G. Bu n favor of Arthur Richard Martin and 1 | chanan. Attorney a | it law. as su | ccessor) | , as gra | ntor, to |
| -found of Arthur Richard Martin and L | inda Ann Martin. H | lusband and W | ife, with ful | 1 rights of Surviyors | bip |
| latedluly 10, 1996, signed , xy, | recorded July 17 | | 10 | of in the mortdade red | nciai y |
| Klamath County, Or | regon, in book/reel/ | /volume No | M96 | at page 21242 | |
| as fee/file/instrument/microfilm/reception | | | | | |
| property situated in said county and state, Lots 1 and 2, Block 71, FIFTH ADDIT | to-wit: | | | | |
| *By Appointment of Successor Trustee, r Attorney at Law, was appointed Success | recorded April 18, or Trustee. | 1997 at Book | M97, Page 1 | 1832, Neal G. Buchanar | 1, |
| **The beneficial interest was assigned | | | | | |
| in Book M01 at page 18745 to William Both the beheficiary and the trusted by said trust deed and a notice of default fault for which the foreclosure is made is p | t has been recorded | l pursuant to | Oregon Revis | ed Statutes 86.735(3); | the de |
| \$284.28 due May 15, 2001, and a like pa | | | | | |
| insurance on the premises and provide p | proof of such insu | rance to the | beneficiary; | and failure to pay th | he rea |
| property taxes and mobile home taxes wi | ith reference to t | he subject pi | remises for t | he tax year 1997-98 aı | nd |
| thereafter; and failure to maintain the | e property in good | condition an | nd repair. | | |
| By reason of said default the bene deed immediately due and payable, said s | sums being the follo | owing, to-wit: | Principal b | alance in the sum of | |
| \$26,895.55 together with interest on sa | aid sum at the rat | e of 9% per | annum from Se | ptember 13, 2000; and | real |
| property taxes and mobile home taxes pa | aid by the benefic | iary to Klam | ath County in | order to forestall t | ax |
| foreclosure in the sum of $$327.47$; and | | | ding evidence | of title and the ben | ericia |
| or trustee's attorney fees as provided WHEREFORE, notice hereby is go | for by the Irust iven that the under | veea. siøned trustee | will on N | ovember 21, 2001 | XDQXX |
| at the hour of1:00 | | | | | |
| the law offices of Neal G. Buchanan 4 | 35 Oak Avenue | | | | |
| in the City of Klamath Falls auction to the highest bidder for cash th power to convey at the time of the execu | , County of e interest in the sa | Klamath aid described | real property | ., State of Oregon, sell a which the grantor had | at publ d or ha |
| grantor or grantor's successors in interes | st acquired after th | ne execution | of said trust | deed, to satisfy the fo | oregois |
| obligations thereby secured and the costs | | | | | |
| is further given that any person named i last set for the sale, to have this foreclosi | | | | | |
| beneficiary of the entire amount then du | e (other than such | portion of th | e principal as | would not then be due | had: |
| default occurred) and by curing any othe the performance required under the oblig | | | | | |
| formance necessary to cure the default, l | | | | | |
| and trust deed, together with trustee's and | l attorney's fees not | t exceeding th | ie amounts pr | ovided by said ORS 86 | .753. |
| In construing this notice, the singuto the grantor as well as any other person | | | | | |
| and the words "trustee" and "beneficiary | | | | | 0. 400 |
| | | Λ / | $I(\Lambda)$ | | |
| DATED July /O , 2001 | xxxx | MEAL G. BU | L D L | chanan | - |
| | *** | | | | |
| | | Successo | · | ustee | |

Attorney for said Trustee

SERVE:

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

| NOTICE OF SALE RE: Trust Deed from Susan M. Dargo To Aspen Title & Escrow, Inc. (Neal G. Buchanan, Attorney at Law, as successor) Recording, return to (Name, Address, Zip): Neal G. Buchanan 435 Oak Avenue Klamath Falls, Oregon 97601 STATE OF OREGON, County of Klamath At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, eighteen years, and not the beneficiary or the beneficiary's successor in interest named in the a under the terms of that certain deed described in the notice of sale. I gave notice of the sale of the real property described in the attached trustee's Notice of both first class and certified mail with return receipt requested to each of the following named powhere so indicated) at their respective last known addresses, to-wit: NAME Susan M. Dargo Reginald R. Davis Klamath County Counsel Parties in Possession/Occupant(s) SPACE RESERVED Book/ree was rece of book/ree was rece book/ree space RESERVED FOR ment/mix Records of Methodology Will affixed. SPACE RESERVED Book/ree was rece of book/ree was rece of Neal G. Buchanan, Records of Neal G. Buchanan SSTATE OF OREGON, County of Neal G. Buchanan At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, eighteen years, and not the beneficiary or the beneficiary's successor in interest named in the authority of the sale of the real property described in the attached trustee's Notice of sale. I gave notice of the sale of the real property described in the attached trustee's Notice of sale. I gave notice of the sale of the real property described in the attached trustee's Notice of sale. I gave notice of the sale of the real property described in the attached trustee's Notice of sale. I gave notice of the sale of the real property described in the attached trustee's Notice of sale. I gave notice of the sale of the real property described in the attached trustee's Notice of sale. I gave notice of the sale of the real property describ | 57919 |
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| Susan M. Dargo To Grantor Aspen Title & Escrow, Inc. To Grantor Aspen Title & Escrow, Inc. To Grantor To Grantor Aspen Title & Escrow, Inc. To Book/ree SPACE RESERVED FOR RECORDERS USE RECORDERS USE RECORDERS USE RECORDERS USE Affixed. ARE Proceeding, return to (Plasma, Addresa, Zip): Neal G. Buchanan 435 Oak Avenue Klamath Falls, Oregon 97501 By STATE OF OREGON, County of Klamath At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, eighteen years, and not the beneficiary or the beneficiary's successor in interest named in the a under the terms of that certain deed described in the notice of sale. I gave notice of the sale of the real property described in the attached trustee's Notice of both first class and certified mail with return receipt requested to each of the following named property described in the attached trustee's Notice of both first class and certified mail with return receipt requested to each of the following named property described in the attached trustee's Notice of both first class and certified mail with return receipt requested to each of the following named property of the sale of the real property described in the attached trustee's Notice of Description of the Susan M. Dargo Susan M. Dargo Susan M. Dargo 390 Town Copperas Reginald R. Davis Reginald R. Davis Reginald R. Davis Susan M. Dargo 305 Main Klamath Parties in Possession/Occupant(s) 32258 Cu Sprague These persons include (a) the grantor in the trust deed; (b) any successor in interest to record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the property has actual notice of the lien or interest; and (d) any person requesting notice as set forth in Each of the notices so mailed was certified to be a true copy of the original notice of as the copy of the original notice of sale. Little Li | ertify that the within instrument |
| Aspen Title & Escrow. Inc. (Neal G. Buchanan, Attorney at Law, as successor) The Buchanan Attorney at Law, as Successor) FOR RECORDER'S USE RECORDER'S US | ived for record on the day |
| Aspen Title & Escrow, Inc. Aspen Title & Escrow, Inc. (Neal G. Buchanan, Attorney at Law, as successor) Thusbee Alber recording, return to (Name, Address, Zp): Neal G. Buchanan 435 Oak Avenue Klamath Falls, Oregon 97501 STATE OF OREGON, County of Klamath At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, eighteen years, and not the beneficiary or the beneficiary's successor in interest named in the a under the terms of that certain deed described in the notice of sale. I gave notice of the sale of the real property described in the attached trustee's Notice of thirst class and certified mail with return receipt requested to each of the following named p where so indicated) at their respective last known addresses, to-wit: NAME Susan M. Dargo 390 Town Copperas Reginald R. Davis Klamath County Counsel Parties in Possession/Occupant(s) 32258 Cu Sprague These persons include (a) the grantor in the trust deed; (b) any successor in interest to t record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, inclinany other state agency, having a lien or interest subsequent to the trust deed, if the lien or interiest property described in the actual notice of the lien or interest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest subsequent to the trust deed, if the lien or interiest su | , 19, at o'clockM., and recorded in |
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| After recording, return to (Name, Address, Zip): Neal G. Buchanan | of said/County. |
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| Neal G. Buchanan Klamath Falls, Oregon 97501 STATE OF OREGON, County of Klamath I. Neal G. Buchanan At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, eighteen years, and not the beneficiary or the beneficiary's successor in interest named in the aunder the terms of that certain deed described in the notice of sale. I gave notice of the sale of the real property described in the attached trustee's Notice of both first class and certified mail with return receipt requested to each of the following named powhere so indicated) at their respective last known addresses, to-wit: NAME Susan M. Dargo Susan M. Dargo Susan M. Davis Klamath County Counsel These persons include (a) the grantor in the trust deed; (b) any successor in interest to the record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including on the state agency, having a lien or interest subsequent to the trust deed, if the lien or interest years of the notices so mailed was certified to be a true copy of the original notice of sa the copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited be at the copy of the original notice of the trust was mailed with postage thereon sufficient for first class delivery to the address in mailed with a proper form to request and obtain a return receipt, with postage thereon in an amou Each such notice was mailed after the Notice of Default and Election to Seth described in the name and the such notice was mailed after the Notice of Default and Election to Seth described in the name and the such notice was mailed after the Notice of Default and Election to Seth described in the name and the such notice was mailed after the Notice of Default and Election to Seth described in the name and the such notice was mailed after the Notice of Default and Election to Seth described in the name and the such notice was mailed after the Notice of Default and Election to Seth described in the name and the such n | |
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| STATE OF OREGON, County ofKlamath | /"- ···- |
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| I, Neal G. Buchanan | |
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| under the terms of that certain deed described in the notice of sale. I gave notice of the sale of the real property described in the attached trustee's Notice of both first class and certified mail with return receipt requested to each of the following named powhere so indicated) at their respective last known addresses, to-wit: NAME Susan M. Dargo 390 Town Copperas Reginald R. Davis Reginald R. Davis Nameth County Counsel These persons include (a) the grantor in the trust deed; (b) any successor in interest to the record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including other state agency, having a lien or interest subsequent to the trust deed, if the lien or interest was actual notice of the lien or interest; and (d) any person requesting notice as set forth in Each of the notices so mailed was certified to be a true copy of the original notice of sale. Topy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited be at the lien of the trust has actual notice was mailed with postage thereon sufficient for first class delivery to the address in mailed with a proper form to request and obtain a return receipt, with postage thereon in an amount Each such notice was mailed after the Notice of Default and Election to Sethdescribed in the notice, as successor trustee, | |
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| Each such notice was mailed after the Notice of Default and Election to Sell described in the n As used herein, the singular includes the plural, "trustee" includes a successor trustee, | rest appears of record or the benefin ORS 86.785.* le by Neal G. Buchanan istee named in the notice. Each such ay me in the United States post office spect to each person listed above, one dicated, and another such notice was |
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| THE PARTY AND THE PARTY AND THE PARTY AND THE PARTY. | |
| ANTAL C PUCHANAN | Rharan |
| OFFICIAL SEAL Subscribed and sworn to before me on | Vely 10, 2001, X |
| COMMISSION OF THE COMMISSION O | bine |
| Notary Fublic for Oregon | |
| My commission expires * More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date. PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affider | |

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

57920

State of Oregon)
County of Klamath)

Court Case No. 01-02014

Received for Service 07/11/01

I hereby certify that I received for service on OCCUPANTS, ALL the within:

TRUSTEE'S NOTICE OF SALE

OCCUPANTS, ALL was served personally, and in person, at 32258 CURRY ST SPRAGUE RIVER, OR , OR, on 07/20/01, at 22:03 hours.

All search and service was made within Klamath County, State of Oregon.

Timothy M. Evinger, Sheriff Klamath County, Oregon

Sunt.

Ву

FRANK, DARREN

'ERSONALLY SERVED OCCUPANT: CYNTHIA GRAY

Copy to:

NEAL G. BUCHANAN, ATTORNEY AT LAW

435 OAK AVENUE

KLAMATH FALLS

OR 97601

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| | | 57 | ⁷ 921 |
|--|--|---|--|
| INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT PURSUANT TO ORS 86.750 (1) AND PROOF OF SERVICE (120-Day Notice) | | STATE OF OREGON, County of | } ss. |
| IE: Trust Deed from Susan M. Dargo | | I certify that the within instruction received for record onatM., and | |
| To Grantor Aspen Title & Escrow, Inc. | SPACE RESERVED FOR | book/reel/volume No and/or as fee/file/instrur No | nent/microfilm/reception |
| (Neal G. Buchanan, Attorney at Law, as successor) | RECORDER'S USE | | d seal of County affixed. |
| Trustee After recording, return to (Name, Address, Zip): | | NAME | TITLE |
| Neal G. Buchanan 435 Oak Avenue | | Ву | Deputy |
| Klamath Falls, Oregon 97601 | | | E RAC |
| TRUSTEE'S INSTRUCTIONS to the person who serve | s the Trustee's Notic | e of Sale attached hereto: | 一場門 |
| STATE OF OREGON, County ofKlamath | | | VED CAFICE PH 2: 1 |
| I, the undersigned, being first duly sworn, depos I am the Trustee or attorney for the Trustee in th | e trust deed describe | d in the attached Trustee's No | otice of Sale. |
| You are hereby directed to serve the Trustee's No. 7 D(2) and 7 D(3) upon the occupant of the property de The name of the person to be served, if known, a | scribed in the Notice | e of Sale. | |
| You are hereby directed to serve the Trustee's No. 7 D(2) and 7 D(3) upon the occupant of the property de | scribed in the Notice | e of Sale. | in the trust deed are as fol |
| You are hereby directed to serve the Trustee's No. 7 D(2) and 7 D(3) upon the occupant of the property de The name of the person to be served, if known, a lows: Name of person to be served | scribed in the Notice and the property addr | e of Sale. ess of the property described Property Add 32258 Cur | in the trust deed are as fo |
| You are hereby directed to serve the Trustee's No. 7 D(2) and 7 D(3) upon the occupant of the property de The name of the person to be served, if known, a lows: Name of person to be served (If unknown, so state) Parties in Possession or claim a right to possession | scribed in the Notice and the property addr | e of Sale. ess of the property described Property Add 32258 Cur | in the trust deed are as fo ress ry Street |

in the attached notice. If you have not made service by that date, and the property appears occupied, persist in attempting to make service until it has been accomplished. successor trustee, and "person" includes a corporation As used herein, the singular includes the plural, "trustee" includes any or any other legal or commercial entity.

(ATTORNEY FOR) TRUSTEE SIGNED AND SWORN TO before me on -

OFFICIAL SEAL
MARSHA COBINE
NOTARY PUBLIC - OREGON
COMMISSION NO. 327749
MY COMMISSION EXPIRES NOV. 7, 2003

Notary Public for Oregon My commission expires _______

PUBLISHER'S NOTE: An original Notice of Sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

Affidavit of Publication

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 # 4361 |
|--|
| Notice of Sale/Dargo |
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| |
| a printed copy of which is hereto annexed, |
| was published in the entire issue of said |
| newspaper for: (4) |
| Four |
| |
| Importante (a) in the falloute of the con- |
| Insertion(s) in the following issues: |
| September 19, 26, October 3, 10, 2001 |
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| Total Cost: \$756.00 |
| 10tai Cost. \$750.00 |
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| Jan July |
| Subscribed and sworn |
| before me on: October 10, 2001 |
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| IDDIA () Aubbla |
| I KINU V JUIN |
| Notary Public of Oregon |

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Susan M. Dargo, as grantor, to Aspen Title & Escrow, Inc. (Neal G. Buchanan, Attorney at Law, as successor), as trustee*, in favor of Arthur Richard Martin and Linda Ann Martin, Husband and Wife, with full rights of survivorship, as beneficiary**, dated July 10, 1996, signed July 15, 1996, recorded July 17, 1996, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M96 at page 21242, or as fee/file/instrument/ microfilm/reception No. 21498 (indicate which), covering the following described real property situated in said county and state, to-wit: Lots 1 and 2, Block 71, FIFTH ADDI-TION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon. *By appointment of Successor Trustee, recorded April 18, 1997 at Book M97 Page 11832, Neal G. Buchanan, Attorney

recorded April 18, 1997 at Book M97, Page 11832, Neal G. Buchanan, Attorney at Law, was appointed Successor Trustee. **The beneficial in-

**The beneficial interest was assigned by a certain Assignment dated April 12, 2001, recorded April 26, 2001, in Book MO1 at page 18745 to William C. Knudtsen.

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 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: Payment in the sum of \$284.28 due May 15, 2001, and a like payment, the 15th day of each month thereafter; and fail-ure to maintain insurance on the premises and provide proof of such insurance to the beneficiary; and failure to pay the real property taxes and mobile home taxes with reference to the subject premises for the tax year 1997-98 and thereafter; and failure to maintain the property in good condition and repair.

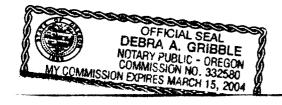
By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable,

said sums being the

following, to-wit: Principal balance in the surn of \$26,895.55 together with interest on said sum at the rate of 9% per annum from September 13, 2000; and real property taxes and mobile home taxes paid by the beneficiary to Klamath County in order to forestall tax foreclosure in the sum of \$327.47; and all costs and expenses, inc∥uding evidence of title and the beneficiary's or trustee's attorney fees as provided for by the Trust Deed.

WHEREFORE, notice hereby is given that the under signed trustee will on November 21, 2001, at the hour of 1:00 o'clock PM, in accord with the standard of time established by ORS 187.110, at the law offices of Neal G. Buchanan, 435 Oak Avenue 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of said 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



My commission expires March 15, 2004

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.
Dated July 10, 2001.
Neal G. Buchanan, Successor Trustee.
We are attempting to collect a debt.
Any information obtained will be used for that purpose.
#4361 September 19, 26, October 3, 10, 2001.

State of Oregon, County of Klamath Recorded 11/13/01 /2:/2p. m In Vol. M01, Page 579/8 Linda Smith, County Clerk Fee \$ 4602 # of Pgs 6