

01 NOV 15 AM 11:18

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

**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.**

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.*

AmeriTitle
P.O. Box 1609
Roseburg, OR 97470

MTL S4S64

**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

Kenneth Eugene Estep

Beneficiary

Vol. M01 Page 58595

State of Oregon, County of Klamath
Recorded 11/15/01 11:18 a. m.
In Vol. M01, Page 58595
Linda Smith, County Clerk
Fee \$ 61.00 # of Pgs 9

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

58596

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 01-02076

Received for Service 07/17/01

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
300 N LALO
CHILOQUIN, OR , OR, on 07/26/01,
at 14:04 hours.

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

Timothy M. Evinger, Sheriff
Klamath County, Oregon

By 
FRANK, DARREN

Copy to:

AMERITITLE
P.O. BOX 1609
ROSEBURG

OR 97470



58597

RECEIVED
KLAMATH COUNTY
SHERIFF'S OFFICE

01 JUL 17 PM 12:33

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by KENNETH EUGENE ESTEP, as Grantor, to Mountain Title Company of Klamath County as Trustee in favor of ARTHUR JASMER and ROBERTA JASMER, husband and wife as beneficiary, dated March 1, 1990 and recorded March 7, 1990, in Volume M90 at Page 4330, Records of Klamath County, Oregon, covering the following described real property in said county and state:

Lots 7 and 8, Block 9, of WEST CHILOQUIN ADDITION, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1978 Concord, Vehicle I.D. #2980134838, X157615

COMMONLY KNOWN AS: 300 N. Lalo Avenue
Chiloquin, 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 Oregon Revised Statutes; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

monthly payments in the amount of \$241.79, due for November, 2000, through present, plus late charges, delinquent property taxes and advances by beneficiary, if any.

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 \$ 10,500.09 plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on December 6, 2001, at the hour of 10:00 o'clock A.M., Pacific Time, as established by, Oregon Revised Statutes, at the offices of AmeriTitle, Inc. located at 222 South Sixth Street, in the City of Klamath, County of Klamath and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the grantor or his 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary 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 of Oregon Revised Statutes.

58598

In construing this notice, the masculine gender includes the feminine and the neuter, 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 this 9th day of July, 2001

AmeriTitle, Inc.

By: 
Barbara L. Thomas
Assistant Secretary

BLT: jws
Order No.: 00053059

AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss,
County of Douglas)

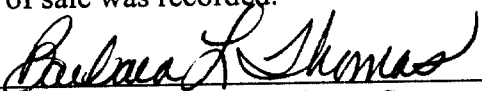
I, Barbara L. Thomas, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original Trustee's Notice of Sale given under the terms of that certain trust deed described in said notice.

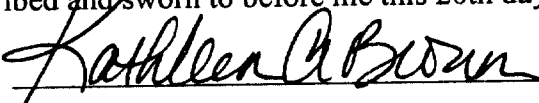
I gave notice of the sale of the real property described in the attached Trustee's Notice of Sale by mailing an original thereof by first class and certified mail with return receipt requested to each of the parties named on the attached letter at their respective addresses.

Said parties include the grantor in the trust deed; any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice any parties 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, any party requesting notice, as required by ORS 86.785.

Each of the notices so mailed was an original notice of sale signed by the trustee; each such notice was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Roseburg, Oregon, on July 20, 2001. With respect to each party listed herein, 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 notice was mailed after the notice of default and election to sell described in said notice of sale was recorded.


Barbara L. Thomas, Assistant Secretary

Subscribed and sworn to before me this 20th day of July, 2001







58600

July 20, 2001

KENNETH EUGENE ESTEP
315 N. Lalakes Avenue
Chiloquin, OR 97624

KENNETH EUGENE ESTEP
P.O. Box 399
Chiloquin, OR 97624

EVELYN JOAN ESTEP
P.O. Box 678
Merrill, OR 97633

DERRICK E. MCGAVIC, ATTORNEY FOR
TROUTMAN INVESTMENT COMPANY dba
TROUTMAN'S EMPORIUM
P.O. Box 10163
Eugene, OR 97440

KENNETH EUGENE ESTEP
300 N. LaLo Avenue
Chiloquin, OR 97624

DALLAS TROUTMAN, REGISTERED AGENT
FOR TROUTMAN INVESTMENT COMPANY
Dba TROUTMAN'S EMPORIUM
P.O. Box 5467
Eugene, OR 97405

KLAMATH COUNTY TAX COLLECTOR
KLAMATH COUNTY COURTHOUSE
305 Main Street
Klamath Falls, OR 97601

Attached, and mailed separately to each of you by both first class and certified mail, is an original Trustee's Notice of Sale in connection with the foreclosure of a trust deed made by KENNETH EUGENE ESTEP in favor of ARTHUR JASMER and ROBERTA JASMER, husband and wife. This notice is being mailed to you pursuant to Chapter 86 of the Oregon Revised Statutes.

Please read the enclosed notice carefully and if you have any questions regarding your rights you should consult your attorney.

Sincerely,

AmeriTitle, Inc.

Barbara L. Thomas
Assistant Secretary

BLT: jws
Order No.: 00053059



58601

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by KENNETH EUGENE ESTEP, as Grantor, to Mountain Title Company of Klamath County as Trustee in favor of ARTHUR JASMER and ROBERTA JASMER, husband and wife as beneficiary, dated March 1, 1990 and recorded March 7, 1990, in Volume M90 at Page 4330, Records of Klamath County, Oregon, covering the following described real property in said county and state:

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COMMONLY KNOWN AS: 300 N. Lalo Avenue
Chiloquin, 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 Oregon Revised Statutes; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

monthly payments in the amount of \$241.79, due for November, 2000, through present, plus late charges, delinquent property taxes and advances by beneficiary, if any.

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 \$ 10,500.09 plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on December 6, 2001, at the hour of 10:00 o'clock A.M., Pacific Time, as established by, Oregon Revised Statutes, at the offices of AmeriTitle, Inc. located at 222 South Sixth Street, in the City of Klamath, County of Klamath and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the grantor or his 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary 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 of Oregon Revised Statutes.

58602

In construing this notice, the masculine gender includes the feminine and the neuter, 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 this 9th day of July, 2001

AmeriTitle, Inc.

By: 

Barbara L. Thomas
Assistant Secretary

BLT: jws
Order No.: 00053059

Affidavit of Publication

58603

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 # 4401

Notice of Sale

Jasmer vs. Estep

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 2, 9, 16, 23, 2001

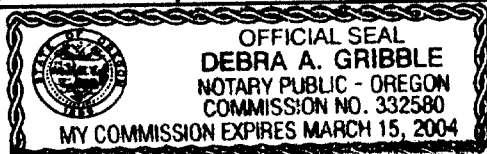
Total Cost: \$621.00

Larry L. Wells
Subscribed and sworn

before me on: October 23, 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004



TRUSTEE'S NOTICE OF SALE

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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; the default for which foreclosure is made is grantor's failure to pay when due the following sums: monthly payments in the amount of \$241.79, due for November, 2000, through present, plus late charges, delinquent property taxes and advances by beneficiary, if any.

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Dated this 9th day of July, 2001. AmeriTitle, Inc. By: Barbara L. Thomas, Assistant Secretary. For further information regarding this foreclosure, please contact Barbara L. Thomas at (541) 672-6651.
#4401 October 2, 9, 16, 23, 2001.