

'01 NOV 28 PM3:14

**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.

State of Oregon, County of Klamath
Recorded 11/28/01 3:14 P m.
Vol M01, Pg 60635-43
Linda Smith, County Clerk
Fee \$ 61.00 # of Pgs 9

AFTER RECORDING RETURN TO:

Andrew C. Brandsnes
411 Pine Street
Klamath Falls, or 97601

MTC 54445

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:

George Feola, an undivided one-half interest, and Vita Kitatrck, as an undivided 1/2 interest

Beneficiary

Carolee Dunagan

Return to:
 Brandsness, Brandsness & Rudd, P.C.
 411 Pine Street
 Klamath Falls, Oregon 97601

Clerk's Stamp:

**AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
 SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE**

STATE OF OREGON)
) ss:
 County of Klamath)

I, Michael P. Rudd, 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 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 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 addresses, to-wit:

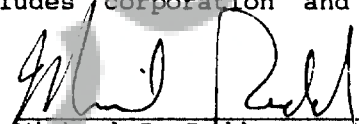
Donald J. Hoperich
 5552 American
 Klamath Falls, OR 97603

Suzanne Hoperich
 5552 American
 Klamath Falls, OR 97603

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) and any person, including the Department of Revenue or an 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.

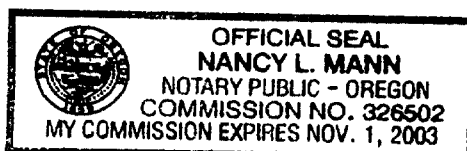
Each of the notices so mailed was certified to be a true copy of the original notice of sale by the trustee Andrew C. Brandsnes; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on August 7, 2001. 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.


 Michael P. Rudd

STATE OF OREGON)
) ss. August 7, 2001.
 County of Klamath)

Personally appeared Michael P. Rudd and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:




 Notary Public for Oregon
 My Commission expires: 11-1-01

**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE
(AMENDED)**

Reference is made to the following Trust Deed: George Feola, an undivided one-half interest, and Vita Kitatrick, as an undivided 1/2 interest, Grantor; Aspen Title and Escrow, Trustee; and Carolee Dunagan, Beneficiary, recorded in Official/Microfilm Records, Volume M96, Page 29102, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon, commonly known as 5504 American Avenue, Klamath Falls, Oregon:

Lot 5 in Block 2 of TRACT 1096, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: Failed to make the monthly payment of \$620 due February 1, 1998, and montly payments thereafter; failed to pay 1998-1999, 1999-2000, and 2000-2001 Klamath County Real Property Taxes.

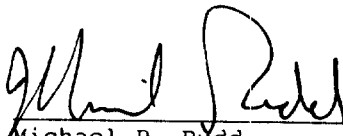
The sum owing on the obligation secured by the trust deed is: \$82,787.72 plus 7% interest from August 1, 1998, until paid; 1998-1999, 1999-2000, and 2000-2001 Klamath County Real Property Taxes in the total amount of \$4,718.91 plus interest, plus reimbursements to grantee of \$1,003.63, less payments of \$620 on November 3, 2000, and December 5, 2001, and a credit of \$805.50 held by the court appointed receiver, plus any further adjustments prior to the time the defaults are cured or the property sold, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on December 14, 2001 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at the Offices of Brandsness, Brandsness & Rudd, P.C., 411 Pine Street, Klamath Falls, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: August 6, 2001.



Michael P. Rudd
Attorney for Trustee
411 Pine Street
Klamath Falls, OR 97601

60638

Return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	Clerk's Stamp:
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TRUSTEE'S AFFIDAVIT OF SERVICE ON OCCUPANT

STATE OF OREGON)
) ss.
County of Klamath)

I, Andrew C. Brandsnes, being first duly sworn, depose, say and certify that:

I am the trustee in that certain trust deed executed and delivered by George Feola, an undivided one-half interest, and Vita Kitatruck, as an undivided 1/2 interest as grantor to Aspen Title and Escrow as trustee in which Carolee Dunagan is beneficiary, recorded on September 16, 1996 in the mortgage records of Klamath, Oregon, in book/volume No. M96 at page 29102, covering the following described real property situated in said county:

Lot 5 in Block 2 of TRACT 1096, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

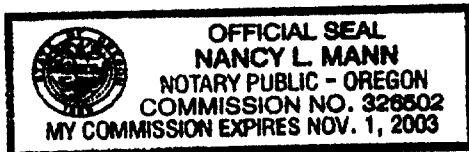
I hereby certify that on August 9, 2001 the occupant(s) of the above-described real property were served with a true copy of the attached Trustee's Notice of Default and Election to Sell and of Sale. A copy of the return of service is attached hereto.

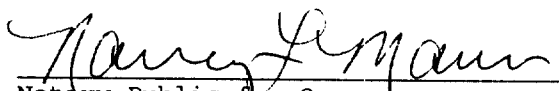
The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed first mentioned above.


Andrew C. Brandsnes

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 26 day of November, 2001, Andrew C. Brandsnes and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My Commission expires: 11-1-03

**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE
(AMENDED)**

Reference is made to the following Trust Deed: George Feola, an undivided one-half interest, and Vita Kitatrick, as an undivided 1/2 interest, Grantor; Aspen Title and Escrow, Trustee; and Carolee Dunagan, Beneficiary, recorded in Official/Microfilm Records, Volume M96, Page 29102, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon, commonly known as 5504 American Avenue, Klamath Falls, Oregon:

Lot 5 in Block 2 of TRACT 1096, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: Failed to make the monthly payment of \$620 due February 1, 1998, and montly payments thereafter; failed to pay 1998-1999, 1999-2000, and 2000-2001 Klamath County Real Property Taxes.

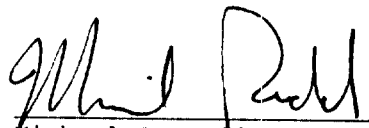
The sum owing on the obligation secured by the trust deed is: \$82,787.72 plus 7% interest from August 1, 1998, until paid; 1998-1999, 1999-2000, and 2000-2001 Klamath County Real Property Taxes in the total amount of \$4,718.91 plus interest, plus reimbursements to grantee of \$1,003.63, less payments of \$620 on November 3, 2000, and December 5, 2001, and a credit of \$805.50 held by the court appointed receiver, plus any further adjustments prior to the time the defaults are cured or the property sold, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on December 14, 2001 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at the Offices of Brandsness, Brandsness & Rudd, P.C., 411 Pine Street, Klamath Falls, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: August 6, 2001.



Michael P. Rudd
Attorney for Trustee
411 Pine Street
Klamath Falls, OR 97601

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

60640

STATE OF OREGON
COUNTY OF Klamath

COURT CASE NO. _____

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- | | | | |
|--------------------------------------|--|-----------------------------------|--|
| <input type="checkbox"/> Small Claim | <input type="checkbox"/> Order | <input type="checkbox"/> Subpoena | <input type="checkbox"/> Order to Show Cause |
| <input type="checkbox"/> Summons | <input type="checkbox"/> Motion | <input type="checkbox"/> Notice | <input checked="" type="checkbox"/> Trustee's Notice of Sale |
| <input type="checkbox"/> Complaint | <input type="checkbox"/> Affidavit | <input type="checkbox"/> Petition | <input type="checkbox"/> Writ of Garnishment |
| <input type="checkbox"/> Answer | <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Letter | <input type="checkbox"/> Writ of Continuing Garnishment |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

For the within named: Occupants of 5504 American Avenue

☐ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: _____ at the address below.

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Kim Glidewell-15, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Lisa Rutter (mom) + Neal Rutter (Lisa's husband)

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with _____, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.
Upon _____, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.
to: _____ who is a/the _____ thereof, or
(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ thereof.

☐ OTHER METHOD: _____

☐ NOT FOUND: I certify that I received the within document for service on _____ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, _____ within _____ County.

5504 American Avenue
ADDRESS OF SERVICE STREET
Klamath Falls
CITY
Oregon
STATE
97603
ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

Aug. 9, 2001 DATE OF SERVICE
7:35 a.m. ☐ p.m. ☒ TIME OF SERVICE
Dave Shuck SIGNATURE
or not found
PRINTED IN OREGON

BRANDSNESS, BRANDSNESS & RUDD, P.C.

60641

WILLIAM P. BRANDSNESS
ANDREW C. BRANDSNESS
MICHAEL P. RUDD
W. DANIEL BUNCH

Attorneys at Law
411 Pine Street
Klamath Falls, Oregon 97601

Telephone (541) 882-6616
Fax (541) 882-8819

August 14, 2001

Lisa Rutter
5504 American Avenue
Klamath Falls, OR 97603

Re: M & E Enterprises - Hoperich Foreclosure

Dear Ms. Rutter:

You are hereby advised that Trustee's Notice of Default and Election to Sell and of Sale, a certified true copy of which is enclosed herewith, was duly served upon Kim Glidewell in your absence at 5504 American Avenue, Klamath Falls, Oregon on August 9, 2001, at 7:35 p.m.

BRANDSNESS, BRANDSNESS & RUDD, P.C.

Andrew C. Brandsness

ACB:nlm
Enclosures
c: Meladee McCarty
m&eent17

This contact is an attempt to collect a debt and any information obtained will be used for that purpose.

60642

BRANDSNESS, BRANDSNESS & RUDD, P.C.

*WILLIAM P. BRANDSNESS
ANDREW C. BRANDSNESS
MICHAEL P. RUDD
W. DANIEL BUNCH*

*Attorneys at Law
411 Pine Street
Klamath Falls, Oregon 97601*

*Telephone (541) 882-6616
Fax (541) 882-8819*

August 14, 2001

Neal Rutter
5504 American Avenue
Klamath Falls, OR 97603

Re: M & E Enterprises - Hoperich Foreclosure

Dear Mr. Rutter:

You are hereby advised that Trustee's Notice of Default and Election to Sell and of Sale, a certified true copy of which is enclosed herewith, was duly served upon Kim Glidewell in your absence at 5504 American Avenue, Klamath Falls, Oregon on August 9, 2001, at 7:35 p.m.

BRANDSNESS, BRANDSNESS & RUDD, P.C.

Andrew C. Brandsness

ACB:nlm
Enclosures
c: Meladee McCarty
m&eent17

This contact is an attempt to collect a debt and any information obtained will be used for that purpose.

Affidavit of Publication

60643

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 # 4395

Notice of Sale

Feola & Kitatrick

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:

September 30, October 7, 14, 21, 2001.

Total Cost: \$459.00

Larry L. Wells
Subscribed and sworn

before me on: October 21, 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004

**TRUSTEE'S
NOTICE OF
DEFAULT AND
ELECTION TO
SELL AND OF
SALE (AMENDED)**
We Are Attempting
To Collect A Debt.
Any Information Ob-
tained Will Be Used
For That Purpose.

Reference is made to the following Trust Deed: George Feola, an undivided one-half interest, and Vita Kitatrick, as an undivided 1/2 interest, Grantor; Aspen Title and Escrow, Trustee; and Carolee Dunagan, Beneficiary, recorded in Official/Microfilm Records, Volume M96, Page 29102, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon, commonly known as 5504 American Avenue, Klamath Falls, Oregon: Lot 5 in Block 2 of TRACT 1096, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: Failed to make the monthly payment of \$620 due February 1, 1998, and monthly payments thereafter; failed to pay 1998-1999, 1999-2000, and 2000-2001 Klamath County Real Property Taxes.

The sum owing on the obligation secured by the trust deed is \$82,787.72

plus 7% interest from August 1, 1998, until paid; 1998-1999, 1999-2000, and 2000-2001 Klamath County Real Property Taxes in the total amount of \$4,718.91 plus interest, plus reimbursements to grantee of \$1,003.63, less payments of \$620 on November 3, 2000, and December 5, 2001, and a credit of \$805.50 held by the court appointed receiver, plus any further adjustments prior to the time the defaults are cured or the property sold, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on December 14, 2001 at 10:00 o'clock AM based on standard of time established by ORS 187.110 at the Offices of Brandsness, Brandsness & Rudd, PC, 411 Pine Street, Klamath Falls, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: August 6, 2001. Michael P. Rudd, Attorney for Trustee, 411 Pine Street, Klamath Falls, OR 97601. #4395 September 30, October 7, 14, 21, 2001.

