WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation P.O. Box 22004 525 East Main Street El Cajon, CA 92022-9004 Vol MQ1 Page 64670

State of Oregon, County of Klamath Recorded 12/18/01 2:59 p m Vol M01. Pg 64670-76 Linda Smith, County Clerk Fee \$ 5/9 # of Pgs 7

K57247

T.S. NO.: 1032832-03 LOAN NO.: 0000115489

### AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA COUNTY OF SAN DIEGO

}SS

I. FRANCO CABADING

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 California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached 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 registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

#### SEE ATTACHED

Said person(s) 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, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by ESTHER P CHAMBERLAIN, for CAL-WESTERN RECONVEYANCE CORPORATION, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail in San Diego County, California, on September 26, 2001. Each of said notices was mailed after the Notice of Default and Election to Selb described in said Notice of Sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trusteer's sale.

Affiant

SUBSCRIBED AND SWORN to me this

Notary Public

REINICKE # 1245006 BLIC-CALIFORNIA 8

SAN DIEGO COUNTY My Comm. Exp. Dec. 25, 2003

K51:

## 1000

#### TRUSTEE'S NOTICE OF SALE

Loan No: 0000115489 T.S. No: 1032832-03

Reference is made to that certain deed made by,

JON B HALL. A SINGLE MAN, as Grantor to ASPEN TITLE & ESCROW, INC., as Trustee, in favor of

NATIONS FUNDING COMPANY, as Beneficiary,

dated January 10, 1997, recorded January 13, 1997, in official records of KLAMATH County, Oregon in book/reel/volume No. M97 at page No. 1052, fee/file/instrument/ microfile/reception No. 31261(indicated which), covering the following described real property situated in said County and State, to-wit:

PARCEL 2 OF LAND PARTITION 44-95 SITUATED IN THE SE 1/4 NW 1/4 OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 19 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH. STATE 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 notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Failure to pay the monthly payment due April 1, 2001 of principal, interest and impounds and

subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$1,214.32 Monthly Late Charge \$60.72

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit; The sum of \$137,826.55 together with interest thereon at the rate of 9.000 % per annum from 03/01/2001 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on January 30, 2002 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET

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 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 to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

15 (11.4) Loan No: 0000115489 T.S. No: 1032832-03

#### TRUSTEE'S NOTICE OF SALE

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: September 17, 2001

CAL-WESTERN RECONVEYANCE CORPORATION 525 EAST MAIN STREET P.O. BOX 22004 EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By:

Tyonne J. Wheeler A.V.

**NOSOR** 

Page 2 of 2

Rev. 06/05/00

3303 LAKEPORT BOULEVARD KLAMATH FALLS OR 97603 KLAMATH FALLS OR 97601 K. FALLS OR 97603 Address Line 2/4 DBA RUNNING Y RESORT KLAMATH FALLS OR 97601 5252 REEDER ROAD 305 MAIN ST FL 1 Address Line 1/3 7386 S. 6TH CalWestern Reconveyance 525 E Main El Cajon CA 92030 KLAMATH COUNTY TAX COLLECTOR RUNNING Y RESORT, INC. Affidavit Attachment: 1032832-03 030 09261239 CWR Postal Number Sequence Recipient Name JON B HALL JON B HALL Sender: First Class 11041994141000327410 11041994141000327434 SON 11041994141000327427 2 11041994141000327441 9/26/2001 5:16:01 PM Type of Mailing: Postal Class:

411 PINE ST BRAANDSNESS OF BRANDSNESS & RUDD, P.C. KLAMATH FALLS OR 97601 RUNNING Y RESORT, INC., DBA RUNNING Y RE

> 11041994141000327458 5

CalWestern Reconveyance 525 E Main El Cajon CA 92030 Sender: 9/26/2001 5:16:04 PM

Certified - Ret Postal Class:

SON Type of Mailing: Affidavit Attachment: 1032832-03 030 09261239 CWR

Postal Number Sequence Recipient Name

71041994141000510388

JON B HALL

71041994141000510395

JON B HALL

KLAMATH COUNTY TAX COLLECTOR

71041994141000510401 3

RUNNING Y RESORT, INC.

71041994141000510418

RUNNING Y RESORT, INC., DBA RUNNING Y RE

71041994141000510425 5

305 MAIN ST FL.

7386 S. 6TH

DBA RUNNING Y RESORT KLAMATH FALLS OR 97601

BRAANDSNESS OF BRANDSNESS & RUDD, P.C. KLAMATH FALLS OR 97601

Address Line 2/4

KLAMATH FALLS OR 97603

**5252 REEDER ROAD** 

Address Line 1/3

**K. FALLS OR 97603** 

KLAMATH FALLS OR 97601

3303 LAKEPORT BOULEVARD

411 PINE ST

## 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 # 4413
Notice of Sale/Jon B. Hall
a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for: (4)
Four
Four
Insertion(s) in the following issues:
October 31, November 7, 14, 21, 2001
Total Cost: \$648.00
Total Cost: \$648.00
Total Cost: \$648.00
Lan J was
Subscribed and sworn
Lan J was

#### TRUSTEE'S NOTICE OF SALE

oan No: 0000115489. T.S. No: 1032832-03. 78968.

Reference is made to that certain deed made by, JON B. HALL, A SINGLE MAN, as Grantor to ASPEN TITLE & ESCROW, INC., as Trustee, in favor of NATIONS FUND ING COMPANY, as Beneficiary, dated January 10, 1997, in official records of KLAMATH County, Oregon in book/reel/volume No. M97 at page No. 1052, fee/file/instrument/microfile/reception No. 3126 (indicated which), covering the following described real property situated in said County and State, to-wit:
PARCEL 2 OF
LAND PARTITION
44-95 SITUATED IN
THE SE 1/4 NW 1/4
OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 19 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF 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 notice has been recorded pursuant to section 86,735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Failure to pay the monthly payment due April 1, 2001 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by

Deneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$1,214.32; Monthly

Late Charge \$60.72. By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit; The sum of #137,826.55 together with interest thereon at the rate of 9.000% per annum from 03/01/2001 until paid; plus all ac-crued late charges thereon; and all trustee's fees, foreclosure costs and any surns advanced by the beneficiary pursuant to the terms and conditions of said deed of trust

Whereof, notice hereby is given that, CAL WESTERN RECONVEYANCE CORPORATION, the undersigned trustee will on Janu-ary 30, 2002 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at THE KLA-MATH COUNTY COURTHOUSE, 316 MAIN STREET 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 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 to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" in-cludes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and beneficiary" include their respective successors in interest, if any. Dated: September 17, 2001. By: Yvonne J. Wheeler, A.V.P. Cal-Western Reconveyance Corpora-tion, 525 East Main Street, PO Box 22004, El Cajon, CA 92022-9004. #4413 October 31, 2001, November 7, 14, 21, 2001



My commission expires March 15, 2004

# PROOF OF SERVICE JEFFERSON STATE ADJUSTERS

CASE #: TRUSTEE'S NOTICE

79948 103 2832.03 64676

STATE OF OREGON COUNTY OF KLAMATH

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: TRUSTEE'S NOTICE OF SALE

XX PERSONNALLY SERVED: Original or True Copy to within named, personally and in person to JON B. HALL at the address below.
SUBSTITUE SERVICE: By delivering an Original or True Copy to , a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:
□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 of Original with the person who is apparently in charge. □SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNICORPORATED 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: By leaving an Original or True Copy with  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.
5252 REEDER RD. KLAMATH FALLS OREGON 97603
ADDRESS OF SERVICE  CITY  STATE  ZIP CODE  further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that 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.
SEPTEMBER 27, 2001 DATE OF SERVICE or not found  12:55PM TIME OF SERVICE By: ROBERT S. CUDO
Dated this 27 <sup>TH</sup> day of SEPTEMBER, 2001.
Subscribed and sworn before me, 27th deptember 2001  Margaret O. Nielsen
Notary Public for Oregon