

02 MAR 4 AM 11:30

Vol M02 Page 12864

**RECORDING COVER SHEET FOR NOTICE
OF SALE PROOF OF COMPLIANCE PER
O.R.S. 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 03/04/2002 11:30 a m.

Vol M02, Pg 12864-74

Linda Smith, County Clerk

Fee \$ 71.00 # of Pgs 11

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION

720 Seventh Avenue, Suite 400
Seattle, WA 98104

Trustee's Sale No: 09-GP-26189



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 /AFFIDAVIT OF NON-OCCUPANCY**

Original Grantor on Trust Deed

STEVEN A. SCHUMACHER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Beneficiary

GOODRICH AND PENNINGTON MORTGAGE FUND, INC.

71A

REGIONAL TRUSTEE SERVICES CORPORATION
720 SEVENTH AVENUE, SUITE 400
SEATTLE, WA, 98104

12865

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF Washington, COUNTY OF KING } ss.

I, SOURAPHOL VONGMANI, being first duly sworn,
depose, and say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Washington, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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) any person, including the Department of Revenue or any 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 an authorized representative of 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 post office at SEATTLE, Washington, on November 15, 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.

12866

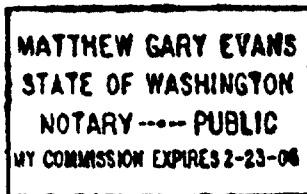
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

REGIONAL TRUSTEE SERVICES CORPORATION

By: *Louayel Vongsa*

Subscribed and sworn to before me on November 15, 2001.

(SEAL)

*Matthew Gary Evans*
Notary Public for WashingtonMy commission expires: 2/23/2005

MATTHEW GARY EVANS

12867

EXHIBIT A:

GRANTORS

STEVEN A. SCHUMACHER
R-2408-03600-01700
KEY R14-9903 R-7959
CRESCENT, OR 97733

PARTIES IN POSSESSION
R-2408-03600-01700
KEY R14-9903 R-7959
CRESCENT, OR 97733

STEVEN A. SCHUMACHER
PO BOX 340
GILCHRIST, OR 97737

STEVEN A. SCHUMACHER
336 HOUSER LANE
GILCHRIST, OR 97737

12868

EXHIBIT B:

TSG NOTIFY

WILLIAM J. FOX
C/O CHRISTOPHER D. HATFIELD, ATTY
RE: CASE 01-02950-CV
747 SW INDUSTRIAL WAY
BEND, OR 97702

BETTY J. COX
C/O CHRISTOPHER D. HATFIELD, ATTY
RE: CASE 01-02950-CV
747 SW INDUSTRIAL WAY
BEND, OR 97702

OREGON DEPARTMENT OF REVENUE
ATTN: DENNIS MAYEA, REVENUE AGENT
PO BOX 14725
SALEM, OR 97309-5018

BETTY J. COX
336 HOUSER LANE
GILCHRIST, OR 97739

WILLIAM J. COX
336 HOUSER LANE
GILCHRIST, OR 97739

CANDACE AMBORN, TRUSTEE
RE: CASE 01-62843
POB 580
MEDFORD, OR 97501-0214

NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

12869

TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79.5010, et seq.
Trustee No.: 09-GP-26189

Reference is made to that certain trust deed made by STEVEN A. SCHUMACHER, A MARRIED MAN AS HIS OLE AND SEPARATE PROPERTY, as grantor, to KLAMATH COUNTY TITLE, as trustee, in favor of GOODRICH AND PENNINGTON MORTGAGE FUND, INC., as beneficiary, dated November 10, 1997, recorded November 20, 1997, in the mortgage records of KLAMATH County, Oregon, in Book M97, Page 38182. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by GOODRICH AND PENNINGTON MORTGAGE FUND, INC.. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The street address or other common designation, if any, of the real property described above is purported to be:

R-2408-03600-0170
KEY R14-9903 RR-7959
CRESCENT OR 97733

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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:

| | | | |
|--|----------------|----------------|--------------|
| Payments: | | | |
| 12 | payments at \$ | 1,294.70 each; | \$ 15,536.40 |
| 5 | payments at \$ | 1,212.55 each; | \$ 6,062.75 |
| (07-01-00 through 11-06-01) | | | |
| Late Charges: | | | \$ 1,035.84 |
| Prior accumulated late charges: | | | \$ 971.10 |
| Beneficiary Advances (with interest if applicable) | | | \$ |
| TOTAL: | | | \$ 23,606.09 |

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

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:

UNPAID PRINCIPAL BALANCE OF \$106,757.61, AS OF 08-01-00, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 14.250% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

WHEREFORE, notice hereby is given that the undersigned trustee will, on March 18, 2002, at the hour of 11:00 A.M., in accord with the standard of time established by ORS 187.110, at KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, 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 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 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.

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: November 6, 2001

REGIONAL TRUSTEE SERVICES CORPORATION
Successor Trustee

BY 

CHRIS REBHUN, VICE PRESIDENT
720 SEVENTH AVENUE, SUITE 400
SEATTLE, WA 98104 (206) 340-2550
Sale Information: (425) 227-7051
www.rtrustee.com

STATE OF WASHINGTON

COUNTY OF KING

} ss.

I certify that I am an authorized representative of trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.

Authorized Representative of Trustee

EXHIBIT "A"
EXHIBIT FOR LEGAL DESCRIPTION

09-GP-26189

12871

A parcel of land situated in the SW $\frac{1}{4}$ of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence South 09°28'54" East along the Southerly line of said Section 36, 254.05 feet to the Westerly line of that certain parcel described in Deed Volume M74 page 13205, being the official Klamath County Records; thence North 00°34'19" East along the Westerly line of said parcel described in Deed Volume M74 page 13205, 202.25 feet to the Northwest corner of that parcel described in Deed Volume M74 page 13205; thence South 89°25'41" East along the Northerly line of said parcel described in Deed Volume M74 page 13205, 546.69 feet to the Southwest corner of that certain parcel described in Deed Volume M77 page 17497 being the official Klamath County Records; thence North 00°34'19" East along the Westerly line of said parcel described in Deed Volume M77 page 17497, 295.00 feet to the Northwest corner of said parcel described in Deed Volume M77 page 17497, thence South 89°25'41" East along the Northerly line of said parcel described in Deed Volume M77 page 17495, 520.10 feet to the Easterly line of the SW $\frac{1}{4}$ of said Section 36; thence North 00°19'29" East along the Easterly line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, 823.43 feet to the Northeast corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence North 89°34'19" West along the Northerly line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 1332.27 feet to the Northwest corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence South 00°16'06" West along the Westerly line of said Section 36, 1317.59 feet to the point of beginning.

12872

AFFIDAVIT OF SERVICETrustee's Sale No.: 09-GP-26189Trustee's Sale Date: March 18, 2002Grantor/Successor: Steven A. Schumacher

STATE OF OREGON)

) ss.

COUNTY OF Klamath)

I hereby certify and swear that I am now and at all times herein mentioned a citizen of the United States and resident of the State of Oregon, over the age of eighteen years, not a party to or interested in the above entitled action and competent to be a witness herein.

I made service of the attached Trustee's Notice of Sale upon the occupants of R-2408-03600-0170
Key R14-9903 RR-7959, pursuant to CRC §6.745 and ORCP 7 D(2) and 7D(3);
Crescent, OR. 97733

PERSONAL SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant by delivering a copy to _____ personally
 and in person on _____, at _____ am/pm.

SUBSTITUTED SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant, _____ by delivering
 such true copy(s) at his/her dwelling house or usual place of abode, to _____, who is a
 person over the age of 14 years and an occupant of residence, on _____, at
 _____ am/pm.

SUBSTITUTE SERVICE MAILER

That on the _____ day of _____, 20____, I deposited by regular/registered/certified mail with the United States Post Office a properly addressed, postage prepaid envelope containing a copy of said Trustee's Notice of Sale, addressed to Occupant(s), at the address stated in said Notice of Trustee Sale, with a statement of the date, time and place at which substitute service was made.
 () Substitute Service Mailer attached as a separate document.

NON-OCCUPANCY

I certified that I received the within document for service on the 7th day of November, 2001. After due search, careful inquiry and diligent attempts at the address listed in the Trustee's Notice of Sale, I have been unable to effect process upon the occupant being served due to non-occupancy of said property (address listed above). The following attempts were made:
November 8, 2001-The place is minimally furnished and the power meter is really slow. The exterior is not maintained. Everything is dead and covered in pine needles. The local real estate agent confirms that this address is vacant.

By: _____

Print Name: Dave Shuck

Subscribed and Sworn before me this 8th day of November, 2001.



Margaret A. Nielsen
 Notary Public and for the State of Oregon
 Commission Expires: 4-12-04

Affidavit of Publication

12873

17851

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 # 4574

Notice of Sale/Schumacher

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)
Four

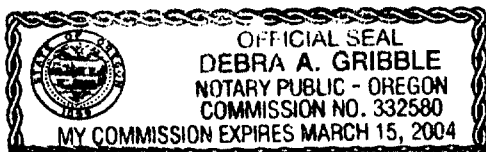
Insertion(s) in the following issues:
January 23, 30, February 6, 13, 2002

Total Cost: \$1,147.50

Subscribed and sworn
before me on: February 13, 2002

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004



TRUSTEE'S NOTICE OF SALE Pursuant to ORS 86.705, et seq. and ORS 79.5010, et seq. Trustee No: 09-GP- 26189.

Notice to Borrower:
You should be aware that the undersigned is attempting to collect a debt and that any information obtained will be used for that purpose.

Reference is made to that certain trust deed made by STEVEN A. SCHUMACHER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as grantor, to KLAMATH COUNTY TITLE, as trustee, in favor of GOODRICH AND PENNINGTON MORTGAGE FUND, INC., as beneficiary, dated November 10, 1997, recorded November 20, 1997, in the mortgage records of KLAMATH COUNTY, Oregon, in Book M97, Page 38182. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by GOODRICH AND PENNINGTON MORTGAGE FUND, INC. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

SEE EXHIBIT "A" ATTACHED HERE-TO AND MADE A

PART HEREOF.
EXHIBIT "A"
EXHIBIT FOR
LEGAL
DESCRIPTION

A parcel of land situated in the SW 1/4 of Section 36, Township 24 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 36; thence South 09 Degree 28' 54" East along the Southerly line of said Section 36, 254.05 feet to the Westerly line of that certain parcel described in Deed Volume M74 page 13285, being the official Klamath County Records; thence North 00 degree 34' 19" East along the Westerly line of said parcel described in Deed Volume M74 page 13245, 202.25 feet to the Northwest corner of that parcel described in Deed Volume M74 page 13205; thence South 89 degree 25' 41" East along the Northerly line of said parcel described in Deed Volume M74 page 13285; 546.69 feet to the Southwest corner of that certain parcel described in Deed Volume M77 page 17497 being the official Klamath County Records; thence North 00 degree 34' 19" East along the Westerly line of said parcel described in Deed Volume M77 page 17497; 295.00 feet to the Northwest corner of said parcel described in Deed Volume M77 page 17497; thence South 89 degree 25' 41" East along the Northerly line of said parcel described in Deed Volume M77 page 17495, 528.10 feet to the Easterly line of the SW 1/4 of the SW 1/4 of said Section 36; thence North 00 degree 19' 29" East along the Easterly line of said SW 1/4 of the SW 1/4 of Section 36, 823.43 feet to the Northeast corner of said SW 1/4 of the SW 1/4, thence North 89 degree 34' 19" West along the

Northerly line of said SW 1/4 of the SW 1/4, 1332.27 feet to the Northwest corner of said SW 1/4 of the SW 1/4; thence South 00 degree 16' 06" West along the Westerly line of said Section 36, 1317.59 feet to the point of beginning.

The street address or other common designation, if any, of the real property described above is purported to be: R-2408-033600-0170, KEY R14-9903 RR-7959, CRESCENT, OR 97733.

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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:

Payments: 12 payments at \$1,294.70 each; \$15,536.40; 5 payments at \$1,221.55 each; \$6,062.75; (07-01-00 through 11-06-01) Late Charges: \$1,035.84; Prior accumulated late charges: \$971.10; Beneficiary Advances (with interest if applicable) \$. TOTAL: \$23,606.09.

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so

In order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

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:

Unpaid principal balance of \$106,757.61, as of 08-01-00, plus, from that date until paid, accrued and accruing interest at the rate of 14.250% per annum, plus any late charges, escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for protection of the property and additional sums secured by the Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee will, on March 18, 2002, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at KLA-MATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, County of KLA-MATH, 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 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 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.

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: November 6, 2001. By: Chris Rebuhn, Vice President, Regional Trustee Services Corporation, Successor Trustee, 720 Seventh Ave., Suite 400, Seattle, WA 98104, (206) 340-2550, Sale Information: (425) 227-7051.

#4574 January 23, 30, February 6, 13, 2002.