

State of Oregon, County of Klamath
Recorded 03/05/2002 3:28 p. m.
Vol M02, Pg 13240-47
Linda Smith, County Clerk
Fee \$ 71⁰⁰ # of Pgs 8

'02 MAR 5 PM 3:28

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

959320

K57922

**AFTER RECORDING RETURN TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
400 Countrywide Way SV-35
Simi Valley, CA 93065**

TS No.: 014964620

1. AFFIDAVIT OF MAILING NOTICE OF SALE
- ✓ 2. AFFIDAVIT OF PUBLICATION NOTICE OF SALE
- ✓ 3. AFFIDAVIT OF SERVICE
- ✓ 4. COPY OF NOTICE OF SALE

Original Grantor on Trust Deed:

Beneficiary:

COUNTRYWIDE HOME LOANS, INC.

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING, ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

K56'
15'
71'

959320

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by RAMUS RODGERS, AN UNMARRIED MAN, as grantor(s), to AMERITITLE, as trustee, in favor of NATIONAL FUNDING SERVICE, INC., A OREGON CORPORATION, as beneficiary, dated 03/15/1999, recorded 04/01/1999, in the mortgage records of KLAMATH County, Oregon, in Reel No. M99 at Page No. 11704 as Recorder's fee/file/instrument/microfilm/reception Number 77316 and subsequently assigned to COUNTRYWIDE HOME LOANS, INC. by Assignment recorded 04/01/1999 in Reel No. M99 at Page No. 11712 as Recorder's fee/file/instrument/ microfilm/reception No. 77317 covering the following described real property situated in said county and state, to wit:

UNIT 10657 (WRIGHT AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE I, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 10657 WRIGHT AVENUE
KLAMATH FALLS, OR 97603

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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: monthly payments of \$475.00 beginning 07/01/2001; plus late charges of \$19.00 each month beginning 07/01/2001 plus prior accrued late charges of \$57.00 payment plus advances of \$31.50; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following to wit: \$59,606.79 with interest thereon at the rate of 7.5 percent per annum beginning 06/01/2001 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interests therein.

WHEREFORE, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will on 03/22/2002 at the hour of 10:00:00 AM in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street 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 described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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

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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 the trustee's and attorney's fees not exceeding the amounts provided by OSRS 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 11/8, 2001

Teri L Thompson

FIRST AMERICAN TITLE INSURANCE COMPANY

For further information, please contact:

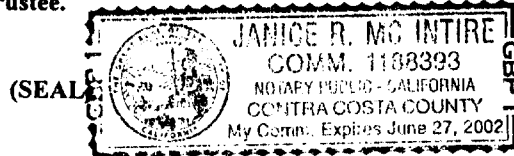
Foreclosure Department
FIRST AMERICAN TITLE INSURANCE COMPANY
400 Countrywide Way, SV-35
Simi Valley, CA 93065
800-281-8219
TS No. 014964620

TERI L. THOMPSON
ASSISTANT SECRETARY

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA ss.

This instrument was acknowledged before me on 11/8, 2001, by Teri L. Thompson
FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee.

Janice R. McIntire
Notary Public for _____
My commission expires: _____



THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF CALIFORNIA, COUNTY OF VENTURA) ss:

I, the undersigned, 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 California, a competent person over the age of eighteen years and not the beneficiary or the beneficiary's 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 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 address, to-wit:

OR-01-4964620
RAMUS RODGERS
10657 WRIGHT AVENUE
KLAMATH FALLS, OR. 97603
7001 2510 0007 0126 7454

OR-01-4964620
RAMUS RODGERS
79475 POWERLINE RD
HERMISTON, OR. 97838
7001 2510 0007 0126 7447

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 FIRST AMERICAN TITLE INSURANCE COMPANY, 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 Ventura, CALIFORNIA, on 11/20/01. 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 and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

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

Subscribed and sworn to before me on 11/20, 2001, by MARIA AGUILAR.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
RE: Trust Deed from
Grantor
to
FIRST AMERICAN TITLE INSURANCE COMPANY,
Trustee **TS No. 014964620**

[Signature]
Notary Public for California
Residing at 1620 1st St
My Commission expires: 7/5/02

After Recording return to:
Foreclosure Department
FIRST AMERICAN TITLE INSURANCE COMPANY
400 Countrywide Way, SV-35
Simi Valley, CA 93065



1000.02956/RODGERS

PROOF OF SERVICE

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STATE OF OREGON)
) ss.
County of Klamath)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, upon the **OCCUPANTS** at the following address:

10657 WRIGHT AVENUE, KLAMATH FALLS, OREGON 97603, as follows:

Personal service upon Ramus Rodgers, by delivering said true copy, personally and in person, at the above address on November 13, 2001 at 7 : 30 p.m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2001 at _____:_____ m.

Substitute service upon Angela Rodgers, by delivering said true copy, at his/her usual place of abode as indicated above, to Ramus Rodgers who is a person over the age of 14 years and a member of the household on November 13, 2001 at 7 : 30 p.m.

Substitute service upon _____, by delivering said true copy, at his/her usual place of abode as indicated above, to _____ who is a person over the age of 14 years and a member of the household on _____, 2001 at _____:_____ m.

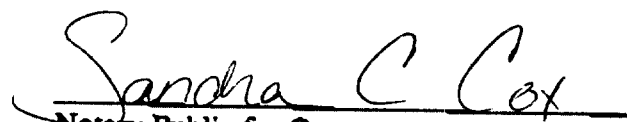
I declare under the penalty of perjury that the above statement is true and correct.



Dave Shuck

235659

SUBSCRIBED AND SWORN to before me this 15 day of November, 2001 by Dave Shuck.


Notary Public for Oregon

1000.02956/Rodgers

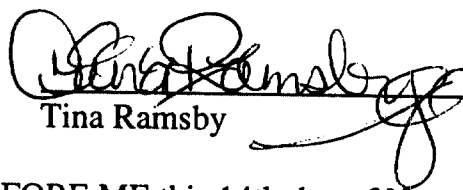
CERTIFICATE OF MAILING

STATE OF OREGON)
) ss.
County of Multnomah)

I, Tina Ramsby, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On November 14, 2001, I mailed a true copy of the Trustee's Notice of Sale via First Class Mail, postage pre-paid, together with a statement of the date, time, and place at which substitute service was made, to Angela Rodgers.

The envelope was addressed as follows: Angela Rodgers
10657 Wright Ave
Klamath Falls, OR 97603

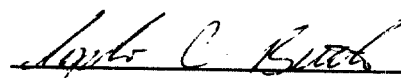
I declare under the penalty of perjury that the above statements are true and correct.


Tina Ramsby

235659

SUBSCRIBED AND SWORN TO BEFORE ME this 14th day of November, 2001, by
Tina Ramsby.




Notary Public for Oregon

Affidavit of Publication

13246

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 # 4533

Notice of Sale/Rodger

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

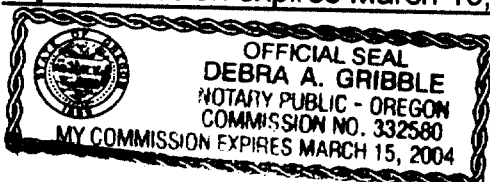
Insertion(s) in the following issues:
December 27, 2001, Jan. 3, 10, 17, 2002

Total Cost: \$769.50

Larry L. Wells
Subscribed and sworn
before me on: January 17, 2002

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by RAMUS RODGERS, AN UNMARRIED MAN, as grantor(s), to AMERITITLE, as trustee, in favor of NATIONAL FUNDING SERVICE, INC., AN OREGON CORPORATION, as beneficiary, dated 03/15/1999, recorded 04/01/1999, in the mortgage records of KLAMATH County, Oregon, in Reel No. M99 at Page No. 11704 as Recorder's fee/file/instrument/microfilm/reception Number 77316 and subsequently assigned to COUNTRYWIDE HOME LOANS, INC. by Assignment recorded 04/01/1999 in Reel No. M99 at Page No. 11712 as Recorder's fee/file/instrument/microfilm/reception No. 77317 covering the following described real property situated in said county and state, to wit:

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Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Re-

vised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$475.00 beginning 07/01/2001; plus late charges of \$19.00 each month beginning 07/01/2001 plus prior accrued late charges of \$57.00 payment plus advances of \$31.50; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

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WHEREFORE, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will on 03/22/2002 at the hour of 10:00 AM in accord with the standard of time es-

tablished by ORS 187.110, at the following place: Inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street 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 described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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

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trust deed, together with the trustee's and attorney's fees not exceeding the amounts provided by 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 11/8/2001.

By: Teri L. Thompson, Assistant Secretary. For further information, please contact: Foreclosure Department, First American Title Insurance Company 400 Countrywide Way, SV-35, Simi Valley, CA 93065, 800-281-8219. TS No. 014964620.

#4533 December 27, 2001, January 3, 10, 17, 2002.

Received
JAN 21 2002
Routh, Crabtree & Fennell