

WHEN RECORDED MAIL TO:

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

Vol M02 Page 22917

'02 APR 18 PM 2:31

State of Oregon, County of Klamath

Recorded 04/18/2002 2:31 p m.

Vol M02, Pg 22917-23

Linda Smith, County Clerk

Fee \$ 51⁰⁰ # of Pgs 7

K58175

T.S. NO.: 1038278-05

LOAN NO.: 0473353

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } SS
COUNTY OF SAN DIEGO }

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 APRIL T ARRINGTON, 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 January 17, 2002. 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.

[Signature]
Affiant

SUBSCRIBED AND SWORN to me this 23rd day of January, 2002



[Signature: Marie Reinicke]
Notary Public

K511

01002

TRUSTEE'S NOTICE OF SALE

Loan No: 0473353
T.S. No: 1038278-05

Reference is made to that certain deed made by
CHARLES LEE RARRICK AND CYNTHIA LYNETTE RARRICK, AS TENANTS
BY THE ENTIRETY as Grantor to
ASPEN TITLE & ESCROW, INC., as Trustee, in favor of

NORTH AMERICAN MORTGAGE COMPANY
as Beneficiary,

dated October 16, 1995, recorded October 23, 1995, in official records of KLAMATH County, OREGON in
book/reel/volume No. M95 at
page No. 28879, fee/file/instrument/microfilm/reception No. XX covering the following described real property
situated in the said County and State, to-wit:

LOT 19, BLOCK 1, STEWART ADDITION, IN THE CITY OF KLAMATH FALLS, 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 August 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 \$423.80 Monthly Late Charge \$16.74

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 following, to-wit; The sum of \$41,597.41 together with interest
thereon at 8.500% per annum from July 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 the said
deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION
the undersigned trustee will on May 23, 2002 at the hour of 1:00pm, Standard of Time, as established by Section
187.110, Oregon Revised Statutes, at
AT THE MAIN STREET ENTRANCE TO 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 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 expense 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.

31099

22919

Loan No: 0473353
T.S. No: 1038278-05

TRUSTEE'S NOTICE OF SALE

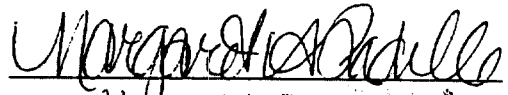
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words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

Dated: January 09, 2002

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

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By:


Margaret A. Pacific

1/17/2002 12:08:41 PM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92030

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1038278-05 030 01161053 CWR

Postal Number Sequence Recipient Name

11041994141000529531	1	OCCUPANT	Address Line 1/3	Address Line 2/4
			4609 DOUGLAS AVE.	KLAMATH FALLS OR 97601
11041994141000529548	2	CHARLES L. RARRICK	4609 DOUGLAS AVE.	KLAMATH FALLS OR 97601
11041994141000529555	3	CYNTHIA L. RARRICK	4609 DOUGLAS AVE.	KLAMATH FALLS OR 97601
11041994141000529562	4	CHARLES L. RARRICK	4632 DOUGLAS AVENUE	KLAMATH FALLS OR 97601
11041994141000529579	5	CYNTHIA L. RARRICK	4632 DOUGLAS AVENUE	KLAMATH FALLS OR 97601
11041994141000529586	6	TRIPOINT CAPITAL CORPORATION	2121 E PACIFIC COAST HIGHWAY STE 200	CORONA DEL MAR CA 92625

22920

1/17/2002 12:08:44 PM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92030

Postal Class: Certified - Ret

Type of Mailing: NOS

Affidavit Attachment: 1038278-05 030 01161053 CWR

Postal Number Sequence Recipient Name

71041994141000821392	1	OCCUPANT	4609 DOUGLAS AVE.	Address Line 1/3	Address Line 2/4
71041994141000821408	2	CHARLES L. RARRICK	4609 DOUGLAS AVE.		KLAMATH FALLS OR 97601
71041994141000821415	3	CYNTHIA L. RARRICK	4609 DOUGLAS AVE.		KLAMATH FALLS OR 97601
71041994141000821422	4	CHARLES L. RARRICK	4632 DOUGLAS AVENUE		KLAMATH FALLS OR 97601
71041994141000821439	5	CYNTHIA L. RARRICK	4632 DOUGLAS AVENUE		KLAMATH FALLS OR 97601
71041994141000821446	6	TRIPOINT CAPITAL CORPORATION	2121 E PACIFIC COAST HIGHWAY STE 200		CORONA DEL MAR CA 92625

22921

Affidavit of Publication

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 # 4604

Notice of Sale/Rarrick

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:
February 8, 15, 22, March 1, 2002

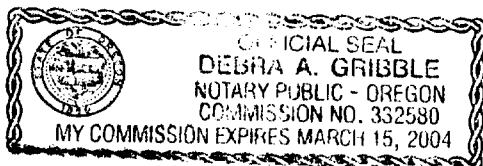
Total Cost: \$634.50

Larry L. Wells
Subscribed and sworn

before me on: March 1, 2002

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S
NOTICE OF SALE

Loan No: 0473353.
T.S. No: 1038278-05 - 81924. Reference is made to that certain deed made by CHARLES LEE RARRICK AND CYNTHIA LY-NETTE RARRICK, AS TENANTS BY THE ENTIRETY as Grantor to ASPEN TITLE & ESCROW, INC. as Trustee, in favor of NORTH AMERICAN MORTGAGE COMPANY as Beneficiary, dated October 16, 1995, recorded October 23, 1995, in official records of KLAMATH County, OREGON in book/reel/volume No. M95 at page No. 28879, fee/file/instrument/microfilm/reception No. XX covering the following described real property situated in the said County and State, to-wit: LOT 19, BLOCK 1, STEWART ADDITION, IN THE CITY OF KLAMATH FALLS, 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 August 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

\$423.80. Monthly Late Charge \$16.74.

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 following, to-wit: The sum of \$41,597.41 together with interest thereon at 8.500% per annum from July 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 the said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on May 23, 2002 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at THE MAIN STREET ENTRANCE TO 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 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 expense 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" 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" includes their respective successors in interest, if any.

Dated: January 09, 2002. Cal-Western Reconveyance Corporation, 525 East Main St., PO Box 22004, El Cajon, CA 92022-9004. (619) 590-1400.

#4604 February 8, 15, 22, March 1, 2002.

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

TRUSTEE'S SALE #: 1038278-05

81924
1038278-05
22923

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

(X) **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to CHARLES RARRICK at the address below.

() **SUBSTITUTE 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 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:** 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.

4632 DOUGLAS AVE.
ADDRESS OF SERVICE

KLAMATH FALLS

OREGON

97601

I 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 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.

JANUARY 22, 2002
DATE OF SERVICE

6:05 PM
TIME OF SERVICE

☐ or not found

By: _____

ED FOREMAN

Dated this 24TH day of JANUARY, 2001.

Subscribed and sworn before me, _____

date

Margaret A. Nielsen
Notary Public for Oregon

