

02 JUL 19 AM 9:50

After Recording Return To:

Glenn H. Prohaska
4425 SW Corbett Avenue
Portland, Oregon 97201

Vol M02 Page 40897

State of Oregon, County of Klamath
Recorded 07/19/2002 9:50 a. m.
Vol M02, Pg 40897-40901
Linda Smith, County Clerk
Fee \$ 2/100 # of Pgs 5

This Space Reserved For Recorder's Use

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Multnomah) ss:

Glenn H. Prohaska, being first duly sworn, depose, and say 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 the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached Trustee's Notice of Sale by mailing copies 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:

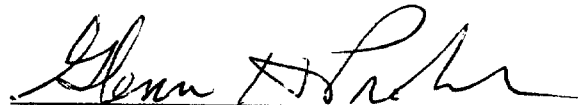
NAME: Jimmy A. Andrews

ADDRESS: 41524 Royal Coachman, Chiloquin, OR 97624

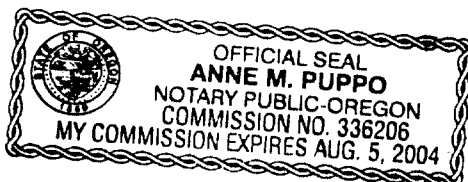
These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Glenn H. Prohaska, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on March 26, 2002. 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

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


Glenn H. Prohaska, OSB #69140

Personally appeared before me the above named Glenn H. Prohaska on July 19, 2002 and acknowledged the foregoing to be his voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission expires August 5, 2004

TRUSTEE'S NOTICE OF SALE**40898**

Reference is made to that certain trust deed made by **Jimmy A. Andrews**, as grantor(s), to Glenn H. Prohaska, as trustee, in favor of Conseco Finance Servicing Corp., as beneficiary, dated September 8, 2000, recorded September 21, 2000, in the mortgage records of Klamath County, Oregon, as Vol. M00, Page 34573 and re-recorded September 22, 2000 as Vol. M00, Page 34881, covering the following described real property situated in said county and state, to wit:

Lots 9 and 10 in Block 9 of RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 2/68th interest in the Lots 4 and 5 in Block 1 of said Addition.

which has the address commonly known as 41524 Royal Coachman, Chiloquin, OR 97624.

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:

\$ 7,469.77 Total delinquent monthly payments and late chgs. due as of 02/14/02
\$ 7,469.77 **TOTAL AMOUNT REQUIRED TO REINSTATE AS OF 02/14/02**

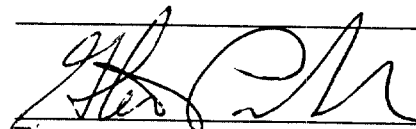
By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

\$ 78,516.47 Principal balance of loan
\$ 78,516.47 **TOTAL AMOUNT DUE AS OF 02/14/02**

WHEREFORE, notice hereby is given that the undersigned trustee will on **July 19, 2002**, at the hour of **9:30 o'clock A.M.**, in accord with the standard of time established by ORS 187.110, at front steps of Klamath County Courthouse 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 not exceeding the amounts provided by said 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: March 26, 2002



Trustee

STATE OF OREGON, County of Multnomah) ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Glenn H. Prohaska, OSB #69140

SERVE: **Jimmy A. Andrews** (OR CURRENT OCCUPANT)
41524 Royal Coachman - Chiloquin, OR 97624

After Recording Return To:

Glenn H. Prohaska
4425 SW Corbett Avenue
Portland, Oregon 97201

40899

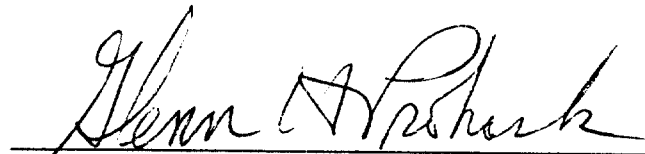
This Space Reserved For Recorder's Use

CERTIFICATE OF NON-MILITARY SERVICE

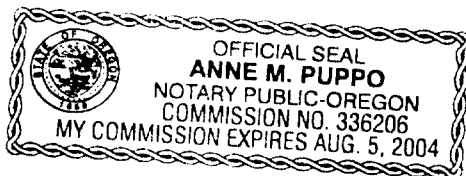
STATE OF OREGON, County of Multnomah) ss.

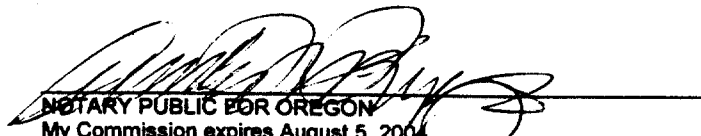
THIS IS TO CERTIFY that I am the beneficiary in that certain trust deed in which Jimmy A. Andrews as grantor, conveyed to Glenn H. Prohaska as trustee, certain real property in Klamath County, Oregon. The trust deed was dated September 8, 2000 and recorded September 21, 2000 in the Records of that county, Recording No./Fee No./ Vol. M00, Page 34573 and re-recorded September 22, 2000 as Vol. M00, Page 34881. Thereafter, a Notice of Default with respect to the trust deed was recorded March 18, 2002 as Recording No./Fee No./Vol. M02, Page 15716. Thereafter, the trust deed was duly foreclosed by advertisement and sale, and the real property covered by the trust deed was sold at the trustee's sale on July 19, 2002. I reasonably believe that, at no time during the period of three months and one day immediately preceding the day of the sale, and including the day thereof, was the real property described in and covered by the trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

In construing this certificate the singular includes the plural, "grantor" includes any successor in interest to the grantor, "trustee" includes any successor trustee, and "beneficiary" includes any successor in interest to the beneficiary named in the trust deed.


Glenn H. Prohaska, OSB #69140

Personally appeared before me the above named Glenn H. Prohaska on July 19, 2002 and acknowledged the foregoing to be his voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission expires August 5, 2004

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

40900

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 02-00963

Received for Service 03/28/02

I hereby certify that I received for service
the within:

TRUSTEE'S NOTICE OF SALE

Further I certify that on 04/01/02, after personal inspection, I
found the following described real property to be unoccupied:

41524 ROYAL COACHMAN
CHILOQUIN , Oregon.

All search and service was made within Klamath County, State of
Oregon.

Timothy M. Evinger, Sheriff
Klamath County, Oregon

By


ANGELA, MIKE

Copy to:

PROHASKA, GLENN H
4425 SW CORBETT AVE
PORTLAND

OR 97201

Affidavit of Publication

40901

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 # 4878

Notice of Sale/Andrews

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:
May 23, 30, June 6, 13, 2002

Total Cost: \$594.00

Subscribed and sworn

before me on: June 13, 2002

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 Jimmy A. Andrews, as grantor(s), to Glenn H. Prohaska, as trustee, in favor of Conesco Finance Servicing Corp., as beneficiary, dated September 8, 2000, recorded September 21, 2000 in the mortgage records of Klamath County, Oregon, as Vol. M00, Page 34573 and re-recorded September 22, 2000 as Vol. M00, Page 34881, covering the following described real property situated in said county and state, to wit: Lots 9 and 10 in Block 9 of RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 2/68th interest in the Lots 4 and 5 in Block 1 of said Addition; which as the address commonly known as 41524 Royal Coachman, Chiloquin, OR 97624.

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: \$7,469.77, Total delinquent monthly payments and late chgs. due as of 02/14/02; \$7,469.77, TOTAL AMOUNT REQUIRED TO RE-INSTATE AS OF 02/14/02.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: \$78,516.47, Principal balance of loan; \$78,516.47, TOTAL AMOUNT DUE AS OF 02/14/02.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 19, 2002 at the hour of 9:30 o'clock AM, in accord with the standard of time established by ORS 187.110, at the front steps of Klamath County Courthouse 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 not exceeding the amounts provided by said 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: March 26, 2002. By: Glenn H. Prohaska, Trustee, 4425 SW Corbett Ave., Portland, OR 97201. (503) 241-0020, Fax (503) 223-6212.
#4878 May 23, 30, June 6, 13, 2002.

