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Vol M02 Page 42692

**RECORDING COVER SHEET**  
Pursuant to ORS 205.234

State of Oregon, County of Klamath  
Recorded 07/29/2002 2:41 p. m.  
Vol M02, Pg 42692-99  
Linda Smith, County Clerk  
Fee \$ 7.00 # of Pgs 8

After recording return to:

Northwest Trustee Services, LLC  
Attention: Winston Khan  
P.O. Box 4143  
Bellevue, WA 98009-4143

*7432.20160 / K57003*

- 1. AFFIDAVIT OF MAILING
- / 2. TRUSTEE'S NOTICE OF SALE
- / 3. PROOF OF SERVICE
- / 4. AFFIDAVIT OF PUBLICATION

**Original Grantor(s) on Trust Deed: David A. Werdeman and Judith E. Werdeman, husband and wife as tenants by the entireties**

**Beneficiary: PNC Mortgage Corp. of America, an Ohio corporation**

**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-*

SUPPLEMENTAL AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 address, to-wit:

David A. Werdeman
5688 Delaware Avenue
Klamath Falls, OR 97063

Judith E. Werdeman
5688 Delaware Avenue
Klamath Falls, OR 97063

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, 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 Bellevue, Washington, on 5/20/02. 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.

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

STATE OF WASHINGTON )
) ss.
COUNTY OF KING )

[Handwritten signature of Jessica K. May]

I certify that I know or have satisfactory evidence that Jessica K. May is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5/20/02

CHRISTOPHER S. ASHCRAFT
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-09-06

[Handwritten signature of Christopher S. Ashcraft]

NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 3-9-06

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
RE: Trust Deed from
Werdeman, David A. and Judith E.
Grantor
to
Northwest Trustee Services, LLC,
Trustee
File No. 7432.20160

After recording return to:
Northwest Trustee Services, LLC
Attn: Winston Khan
P.O. Box 4143
Bellevue, WA 98009-4143

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 address, to-wit:

David A. Werdeman  
5029 Summers Lane  
Klamath Falls, OR 97603

Judith E. Werdeman  
5029 Summers Lane  
Klamath Falls, OR 97603

Hardy Myers  
Attorney General/State of Oregon  
1162 Court Street Northeast  
Salem, OR 97310

State of Oregon, DHR  
P.O. Box 14506  
Salem, OR 97309

David A. Werdeman  
P.O. Box 194  
Dickerson Run, PA 15430

Scott D. MacArthur, Attorney  
280 Main Street  
Klamath Falls, OR 97601

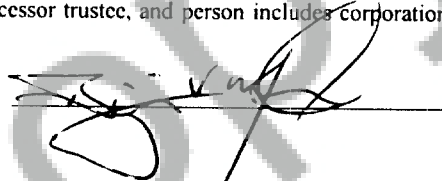
David A. Werdeman  
259 Dawson Road  
Dickerson Run, PA 15430

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, 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 Bellevue, Washington, on 4-16-02. 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.

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

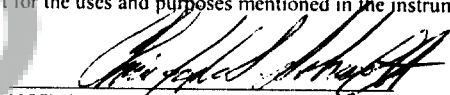
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )



I certify that I know or have satisfactory evidence that Benjamin V Mork is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4/16/02

CHRISTOPHER S. ASHCRAFT  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3-09-06

  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle  
My commission expires 3-9-06

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE  
RE: Trust Deed from  
Werdeman, David A. and Judith E.  
Grantor  
to  
Northwest Trustee Services, LLC,  
Trustee  
File No. 7432.20160

After recording return to:  
Northwest Trustee Services, LLC  
Attn: Winston Khan  
P.O. Box 4143  
Bellevue, WA 98009-4143

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by David A. Werdeman and Judith E. Werdeman, husband and wife as tenants by the entireties, as grantor, to First American, as trustee, in favor of PNC Mortgage Corp. of America, an Ohio corporation, as beneficiary, dated 10/06/99, recorded 10/18/99, in the mortgage records of Klamath County, Oregon, in Vol. M99 Page 41420 and subsequently assigned to by Assignment recorded as , covering the following described real property situated in said county and state, to wit:

Lot 38 Elmwood Park, according to the Official Plat thereof on File in the Office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 5029 Summers Lane  
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 \$932.16 beginning 12/01/00; plus late charges of \$33.69 each month beginning 12/16/00; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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: \$111,207.09 with interest thereon at the rate of 8.25 percent per annum beginning 11/01/00; plus late charges of \$33.69 each month beginning 12/16/00 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on **August 16, 2002** at the hour of 10:00 o'clock, A.M. 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 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.

42696

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.

Northwest Trustee Services, LLC

Dated: 4/15, 2002

By Winston AL  
Authorized Signature

For further information, please contact:

**Winston Khan**  
Northwest Trustee Services, LLC  
P.O. Box 4143  
Bellevue, WA 98009-4143  
(425) 586-1900  
File No.7432.20160/Werdeman, David A. and Judith E.

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

\_\_\_\_\_  
By Authorized Signer

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Unofficial Copy



# Affidavit of Publication

42698

## 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 # 4876

Notice of Sale/Werdeman

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: \$715.50

*Larry L. Wells*  
Subscribed and sworn  
before me on: June 13, 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 David A. Werdeman and Judith E. Werdeman, husband and wife as tenants by the entireties, as grantor, to First American, as trustee, in favor of PNC Mortgage Corp. of America, an Ohio corporation, as beneficiary, dated 10/06/99, recorded 10/18/99, in the mortgage records of Klamath County, Oregon, in Vol. M99 Page 41420 and subsequently assigned to by Assignment recorded as, covering the following described real property situated in said county and state, to wit: Lot 38 Elmwood Park, according to the Official Plat thereof on File in the Office of the County Clerk of Klamath County, Oregon. PROPERTY ADDRESS: 5029 Summers Lane, Klamath Falls, OR 97603.

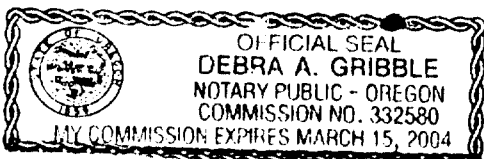
Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$932.16 beginning 12/01/00; plus late charges of \$33.69 each month beginning 12/16/00; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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: \$111,207.09 with interest thereon at the rate of 8.25 percent per annum beginning 11/01/00; plus late charges of \$33.69 each month beginning 12/16/00 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 16, 2002 at the hour of 10:00 o'clock 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 an 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 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: 4/15/2002.  
By: Winston Khan, Authorized Signature. For further information, please contact: Winston Khan, Northwest Trustee Services, LLC, PO Box 4143, Bellevue, WA 98009-4143. (425) 586-1900. File No. 7432.20160 /Werdeman, David A. and Judith E. #4876 May 23, 30, June 6, 13, 2002.

RECEIVED  
JUN 13 2002  
NORTHWEST TRUSTEE  
SERVICES LLC

Unofficial  
Copy