

'02 JUL 31 PM3:37

State of Oregon, County of Klamath

Recorded 07/31/2002 3:37 p m.

Vol M02, Pg 43545-60

Linda Smith, County Clerk

Fee \$ 106⁰⁰ # of Pgs 16

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE, PER ORS 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.

1147797 / K58629

AFTER RECORDING RETURN TO:

QUALITY LOAN SERVICE CORP.
319 ELM STREET, 2ND FLOOR
SAN DIEGO, CA 92101-3006

AFFIDAVIT OF MAILING NOTICE OF SALE

- ✓ **AFFIDAVIT OF PUBLICATION**
- ✓ **PROOF OF SERVICE**

ORIGINAL GRANTOR: JEREMY GOLDMAN

BENEFICIARY: FIRST HORIZON HOME LOAN CORP.

*K 96
+10
106-*

TRUSTEE'S NOTICE OF SALE

Loan No: 0017318205
T.S. No.: F-27665-OR-DM

Reference is made to that certain deed made by, JEREMY GOLDMAN as Grantor to AMERITITLE, in favor of

FIRST HORIZON HOME LOAN CORP. D/B/A PREMIER,
as Beneficiary,

dated 3/28/2000, recorded 4/5/2000, in official records of Klamath county, Oregon in book/reel/volume No. MOO at page No. 11160, fee/file/instrument/microfile/reception No. (indicated which), covering the following described real property situated in said County and State, to-wit:

SEE ATTACHED EXHIBIT A

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 MAKE THE 1/1/2002 PAYMENT OF PRINCIPAL AND INTEREST AND ALL
SUBSEQUENT PAYMENTS, TOGETHER WITH LATE CHARGES, IMPOUNDS, TAXES
ADVANCES AND ASSESSMENTS.

Monthly Payment \$308.35 Monthly Late Charge \$15.42

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said the trust deed immediately due and payable, said sums being the following, to-wit: \$30,669.11 with interest thereon at the rate of 9.25 percent per annum beginning 12/1/2001; plus late charges of 15.42 each month beginning 1/1/2002 until paid; 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.

Whereof, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY the undersigned trustee will on 8/28/2002 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at

ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET IN THE CITY OF
KLAMATH FALLS, COUNTY OF KLAMATH, OR

County of Klamath, 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 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.

Loan No: 0017318205
T.S. No: F-27665-OR-DM

43547

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" include their respective successors in interest, if any.

Dated: April 25, 2002

FIRST HORIZON HOME LOAN CORP.
4000 HORIZON WAY,
FORECLOSURE DEPT. #6205
IRVING, TEXAS 75063

BY: FIRST AMERICAN TITLE INSURANCE
COMPANY, TRUSTEE
BY: QUALITY LOAN SERVICE CORP., AGENT
(619) 645-7711

Signature By 
DEBRA MILLER, TRUSTEE SALE OFFICER

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.


DEBRA MILLER, TRUSTEE SALE OFFICER

EXHIBIT "A"

ALL THAT PORTION OF LOTS 19 AND 20 OF SUBDIVISION PLAT OF BLOCK 125 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ORCHARD AVENUE, WHICH POINT IS 18 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20, AND RUNNING THENCE SOUTHWESTERLY AT AN ANGLE OF 104 DEGREES 30' WITH THE SOUTHERLY LINE OF ORCHARD AVENUE, 98.3 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF LOT 20; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF LOT 20, 9 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 20; THENCE CONTINUING ON SAME COURSE 9 FEET ALONG THE SOUTHERLY LINE OF LOT 19; THENCE NORTHEASTERLY TO A POINT ON THE SOUTHERLY LINE OF ORCHARD AVENUE 6 FEET WEST OF THE NORTHEASTERLY CORNER OF LOT 20; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF ORCHARD AVENUE, 38 FEET TO THE POINT OF BEGINNING.

AFFIDAVIT OF MAILING

Date: April 29, 2002

43549

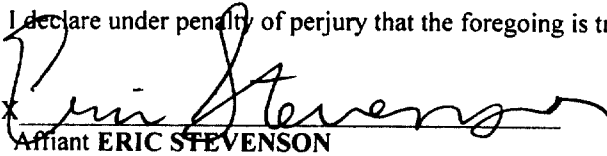
T.S. No.: F-27665-OR-DM

Loan No.: 0017318205

STATE OF California }
COUNTY OF San Diego }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in San Diego County at QUALITY LOAN SERVICE CORPORATION, and is not a party to the within action and that on April 29, 2002, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, certified or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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


Affiant ERIC STEVENSON

JEREMY GOLDMAN
2436 ORCHARD AVENUE
KLAMATH FALLS, OR 97601

Z71086095528002261637

JEREMY GOLDMAN
2436 ORCHARD AVENUE
KLAMATH FALLS, OR 97601

First Class

JEREMY GOLDMAN
1020 HANKS STREET
KLAMATH FALLS, OR 97601
Z71086095528002261644

JEREMY GOLDMAN
1020 HANKS STREET
KLAMATH FALLS, OR 97601
First Class

MICHAEL STEVEN GOLDMAN
2436 ORCHARD AVENUE
KLAMATH FALLS, OR 97601

Z71086095528002261651

MICHAEL STEVEN GOLDMAN
2436 ORCHARD AVENUE
KLAMATH FALLS, OR 97601

First Class

AFFIDAVIT OF MAILING

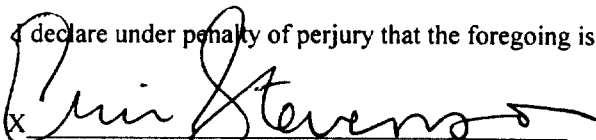
Date: April 29, 2002
T.S. No.: F-27665-OR-DM
Loan No.: 0017318205

43550

STATE OF California }
COUNTY OF San Diego }

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


Affiant ERIC STEVENSON

OCCUPANT
2436 ORCHARD AVENUE
KLAMATH FALLS, OR 97601

Z71086095528002261668

OCCUPANT
2436 ORCHARD AVENUE
KLAMATH FALLS, OR 97601

First Class

GENERAL MOTORS ACCEPTANCE CORPORATION
C/O HOOPER, ENGLUND & WEIL LLP
1507 STANDARD PLAZA
1100 S.W. SIXTH AVENUE
PORTLAND, OR 97204-1016
Z71086095528002261675

GENERAL MOTORS ACCEPTANCE CORPORATION
C/O HOOPER, ENGLUND & WEIL LLP
1507 STANDARD PLAZA
1100 S.W. SIXTH AVENUE
PORTLAND, OR 97204-1016
First Class

43551

TRUSTEE'S NOTICE OF SALE

Loan No: 0017318205
T.S. No.: F-27665-OR-DM

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as Beneficiary,

dated 3/28/2000, recorded 4/5/2000, in official records of Klamath county, Oregon in book/reel/volume No. MOO at page No. 11160, fee/file/instrument/microfile/reception No. (indicated which), covering the following described real property situated in said County and State, to-wit:

SEE ATTACHED EXHIBIT A

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SUBSEQUENT PAYMENTS, TOGETHER WITH LATE CHARGES, IMPOUNDS, TAXES
ADVANCES AND ASSESSMENTS.

Monthly Payment \$308.35 Monthly Late Charge \$15.42

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said the trust deed immediately due and payable, said sums being the following, to-wit: \$30,669.11 with interest thereon at the rate of 9.25 percent per annum beginning 12/1/2001; plus late charges of 15.42 each month beginning 1/1/2002 until paid; 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.

Whereof, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY the undersigned trustee will on 8/28/2002 at the hour of 10:00 AM, Standard of Time, as established by section 187,110, Oregon Revised Statutes, at

ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET IN THE CITY OF
KLAMATH FALLS, COUNTY OF KLAMATH, OR

County of Klamath, 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 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.

Loan No: 0017318205
T.S. No: F-27665-OR-DM

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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" include their respective successors in interest, if any.

Dated: April 25, 2002

FIRST HORIZON HOME LOAN CORP.
4000 HORIZON WAY,
FORECLOSURE DEPT. #6205
IRVING, TEXAS 75063

BY: FIRST AMERICAN TITLE INSURANCE
COMPANY, TRUSTEE
BY: QUALITY LOAN SERVICE CORP., AGENT
(619) 645-7711

Signature By 
DEBRA MILLER, TRUSTEE SALE OFFICER

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.


DEBRA MILLER, TRUSTEE SALE OFFICER

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43554



STATE OF CALIFORNIA
COUNTY OF

San Diego

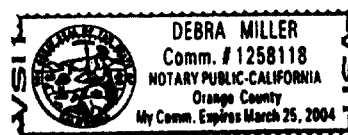
ss.

On 04.29.02, before me, Debra Miller,
personally appeared ERIC STEVENSON

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Debra Miller



(This area for official notarial seal)

Title of Document _____
Date of Document _____ No. of Pages _____
Other signatures not acknowledged _____

Affidavit of Publication

Q LOAN

43555

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 # 4921

Trustee's Notice of Sale

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:

June 5, 12, 19, 26, 2002

Total Cost: \$1,000.00

Subscribed and sworn

before me on: June 26, 2002

Notary Public of Oregon

My commission expires March 15, 2004



TRUSTEE'S NOTICE OF SALE T.S. No.: F-27665- OR-DM Loan No: 0017318205.

Reference is made to that certain deed made by, Jeremy Goldman as Grantor to Amerititle, in favor of First Horizon Home Loan Corp. d/b/a Premier, as Beneficiary, dated 3/28/2000, recorded 4/5/2000, in official records of Klamath County, Oregon in book/reel/volume No. MOO at page No. 11160, fee/ file/ instrument/ micro-file/ reception No. -- (indicated which), covering the following described real property situated in

said County and State, to-wit:

EXHIBIT "A"

All that portion of Lots 19 and 20 of Subdivision Plat of Block 125 Mills Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the Southerly line of Orchard Avenue, which point is 18 feet East of the Northwest corner of said Lot 20, and running thence Southwesterly at an angle of 104 degrees 30' with the Southerly line of Orchard Avenue, 98.3 feet, more or less to the Southwesterly line of Lot 20; thence Southeasterly along the Southwesterly boundary of Lot 20, 9 feet, more or less to the Southeast corner

of Lot 20; thence continuing on same course 9 feet along the Southerly line of Lot 19; thence Northeasterly to a point on the Southerly line of Orchard Avenue 6 feet West of the Northeasterly corner of Lot 20; thence Northwesterly along the Southerly line of Orchard Avenue, 38 feet to the point of beginning.

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 make the 1/1/2002 payment of principal and interest and all subsequent payments, together with late charges, impounds, taxes, advances and assessments. Monthly Payment \$308.35, Monthly Late Charge \$15.42.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to-wit: \$30,669.11 with interest thereon at the rate of 9.25 percent per annum beginning 12/1/2001; plus late charges of \$15.42 each month beginning 1/1/2002 until paid; 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.

Whereof, notice hereby is given that, First American Title Insurance Company, the undersigned trustee, will on 8/28/2002 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at the front steps of the Circuit Court, 316 Main St, 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 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 Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed rein-

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stated 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 the 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" include the respective successors in interest, if any.

First Horizon Home Loan Corp., 4000 Horizon Way, Foreclosure Dept. #6205, Irving, Texas 75063.

By: First American Title Insurance Company, Trustee.

By: Quality Loan Service Corp., Agent (619) 645-7711. Signature By: Debra Miller, Trustee Sale Officer. Dated:

April 25, 2002
ASAP477932 06/05,
06/12, 06/19, 6/26,
2002.

#4921 June 5, 12, 19,
26, 2002.

JUL 08 2002

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

F276650RDM
43557 OLAN

STATE OF OREGON
COUNTY OF Klamath

COURT CASE NO. _____

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:

- | | | | |
|--------------------------------------|--|-----------------------------------|--|
| <input type="checkbox"/> Small Claim | <input type="checkbox"/> Order | <input type="checkbox"/> Subpoena | <input type="checkbox"/> Order to Show Cause |
| <input type="checkbox"/> Summons | <input type="checkbox"/> Motion | <input type="checkbox"/> Notice | <input checked="" type="checkbox"/> Trustee's Notice of Sale |
| <input type="checkbox"/> Complaint | <input type="checkbox"/> Affidavit | <input type="checkbox"/> Petition | <input type="checkbox"/> Writ of Garnishment |
| <input type="checkbox"/> Answer | <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Letter | <input type="checkbox"/> Writ of Continuing Garnishment |
| <input type="checkbox"/> | | <input type="checkbox"/> | |

For the within named: Occupants of 2436 Orchard Avenue

☒ PERSONALLY SERVED: Original or True Copy, to within named, personally and in person to: Violet Lambert at the address below.

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Violet Lambert, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Both Booth and George Booth

☐ 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 or 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: _____

☐ 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.

2436 Orchard Avenue
ADDRESS OF SERVICE STREET
Klamath Falls
CITY
Oregon
STATE
97601
ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or 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.

April 29, 2002 3:15 a.m. ☐ p.m. ☒
DATE OF SERVICE TIME OF SERVICE
or not found
PRINTED IN OREGON
Dave Shuck
SIGNATURE

43558

TRUSTEE'S NOTICE OF SALE

Loan No: 0017318205
T.S. No.: F-27665-OR-DM

Reference is made to that certain deed made by, JEREMY GOLDMAN as Grantor to AMERITITLE, in favor of

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as Beneficiary,

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Whereof, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY the undersigned trustee will on 8/28/2002 at the hour of 10:00 AM, Standard of Time, as established by section 187,110, Oregon Revised Statutes, at
ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN ST, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR

County of Klamath, 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 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.

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T.S. No: F-27665-OR-DM

43559

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Dated: April 25, 2002

FIRST HORIZON HOME LOAN CORP.
4000 HORIZON WAY,
FORECLOSURE DEPT. #6205
IRVING, TEXAS 75063

BY: FIRST AMERICAN TITLE INSURANCE
COMPANY, TRUSTEE
BY: QUALITY LOAN SERVICE CORP., AGENT
(619) 645-7711

Signature By 
DEBRA MILLER, TRUSTEE SALE OFFICER

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.


DEBRA MILLER, TRUSTEE SALE OFFICER

43560

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BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ORCHARD AVENUE, WHICH POINT IS 18 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20, AND RUNNING THENCE SOUTHWESTERLY AT AN ANGLE OF 104 DEGREES 30' WITH THE SOUTHERLY LINE OF ORCHARD AVENUE, 98.3 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF LOT 20; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF LOT 20, 9 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 20; THENCE CONTINUING ON SAME COURSE 9 FEET ALONG THE SOUTHELY LINE OF LOT 19; THENCE NORTHEASTERLY TO A POINT ON THE SOUTHERLY LINE OF ORCHARD AVENUE 6 FEET WEST OF THE NORTHEASTERLY CORNER OF LOT 20; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF ORCHARD AVENUE, 38 FEET TO THE POINT OF BEGINNING.