

'02 AUG 26 PM2:52

'02 AUG 9 AM10:58

After recording, return to:

Ronald W. Greenen, Trustee  
 GREENEN & GREENEN, PLLC  
 1104 Main St., Suite 400  
 Vancouver, WA 98660

State of Oregon, County of Klamath

Recorded 08/09/2002 10:58 a. m.

Vol M02, Pg 44938-39

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

State of Oregon, County of Klamath

Recorded 08/26/2002 2:52 p. m.

Vol M02, Pg 48085-94

Linda Smith, County Clerk

Fee \$ 500.00 # of Pgs 10

K58789

Re: American Equities/Mid-Ohio Securities Corp., Custodian FBO Michael Patterson, IRA vs.  
 Austin J. Hong and Glenda J. Wilson - Forfeiture of Trust Deed

★ RE-Recorded TO ADD TRUSTEE'S NOTICE OF SALE AND RETURN OF SERVICE

**AFFIDAVIT OF MAILING - NOTICE OF DEFAULT AND ELECTION TO SELL  
 AND TRUSTEE'S NOTICE OF SALE**

STATE OF WASHINGTON )  
 ) ss.  
 County of Clark )

I, Wanda Stingley, being first duly sworn, state that I am now, and at all times herein mentioned was, a citizen of the United States, a resident of the State of Washington, over the age of eighteen years, and not the beneficiary or his successor in interest named in the proceeding referred to above.

That at the direction and under the supervision of the Trustee, I gave notice of default under the terms of the Trust Deed identified in the attached "Notice of Default and Election To Sell" and "Trustee's Notice of Sale" by mailing a copy thereof by first-class mail and by mailing a copy by certified mail with return receipt requested, on August 6, 2002, to each of the following named persons as the grantor or any successor in interest in the property described in said Trust Deed at their respective addresses, to wit:

**AUSTIN J. HONG  
 408 OWENS STREET  
 KLAMATH FALLS, OR 97601**

**GLENDA J. WILSON  
 408 OWENS STREET  
 KLAMATH FALLS, OR 97601**

K50<sup>RR</sup>  
 K26  
 AFFIDAVIT OF MAILING - 1

48086  
44939

AUSTIN J. HONG  
409 RICHMOND STREET  
KLAMATH FALLS, OR 97601

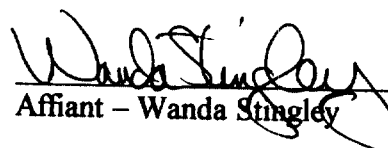
GLENDA J. WILSON  
409 RICHMOND STREET  
KLAMATH FALLS, OR 97601

OCCUPANT  
409 RICHMOND STREET  
KLAMATH FALLS, OR 97601

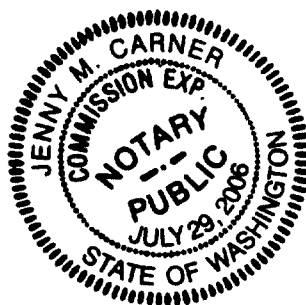
OCCUPANT  
409 ½ RICHMOND STREET  
KLAMATH FALLS, OR 97601


KLAMATH COUNTY TAX & TREASURER'S OFFICE  
GOVERNMENT CENTER  
305 MAIN STREET  
KLAMATH FALLS, OR 97601

Each of the notices so mailed was a true copy of the original "Notice of Default and Election To Sell" and "Trustee's Notice of Sale", and were contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in a United States post office at Vancouver, Washington.

  
Affiant – Wanda Stingley

SUBSCRIBED AND SWORN to before me this 6th day of August, 2002.



  
NOTARY PUBLIC in and for the State  
of Washington, residing at Vancouver.  
My Commission Expires: 7/29/06

Ronald W. Greenen, Trustee  
Greenen & Greenen, PLLC  
1104 Main St., Suite 400  
Vancouver, WA 98660

**TRUSTEE'S NOTICE OF SALE**

**TO: AUSTIN J. HONG  
408 OWENS STREET  
KLAMATH FALLS, OR 97601**

**GLEND A J. WILSON  
408 OWENS STREET  
KLAMATH FALLS, OR 97601**

**AUSTIN J. HONG  
409 RICHMOND STREET  
KLAMATH FALLS, OR 97601**

**GLEND A J. WILSON  
409 RICHMOND STREET  
KLAMATH FALLS, OR 97601**

**OCCUPANT  
409 RICHMOND STREET  
KLAMATH FALLS, OR 97601**

**OCCUPANT  
409 ½ RICHMOND STREET  
KLAMATH FALLS, OR 97601**

**KLAMATH COUNTY TAX & TREASURER'S OFFICE  
GOVERNMENT CENTER  
305 MAIN STREET  
KLAMATH FALLS, OR 97601**

Reference is made to that certain Trust Deed made by AUSTIN J. HONG and GLENDA J. WILSON as Grantor, to AMERITITLE as Trustee, in favor of FRANK A. SUCCO and BEVERLY P. SUCCO, as Beneficiary, dated April 3, 1996, recorded April 4, 1996, in the mortgage records of Klamath County, Oregon, in volume M96 at page 9496, covering the following described real property situated in said county and state, to-wit:

Lots 23 and 24 Block 14, Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as: 408 Owens Street and 409 Richmond Street, Klamath Falls, OR.

The beneficial interest is presently held by Mid-Ohio Securities Corp., Custodian FBO Michael P. Patterson, IRA.

Both the Beneficiary and the Trustee have elected to sell the said 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:

a. Payments of January 1, 2002 through June 1, 2002 at \$750.00 each:	\$4,500.00
b. Forced insurance from Jan. 2, 2002	\$ 987.00
c. Property Taxes 2000-2001 (not including interest and penalties)	\$ 752.25
2001-2002 (not including interest and penalties)	\$ 761.25
2000-2001 (not including interest and penalties)	\$ 866.10
2001-2002 (not including interest and penalties)	<u>\$ 871.93</u>
	<b>\$8,738.53</b>

By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said ESTIMATED sums being the following, to-wit:

Monthly payments/Principle balance, \$4,500.00; title report, \$490.00; service and posting, \$100.00; copying, \$20.00; postage, \$20.00; Trustee's fee, \$200.00 (*unless commercial property*); Attorney's fee, \$350.00 (*unless commercial property*); long distance telephone, \$10.00; recording fees, \$150.00

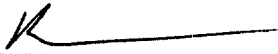
The principal sum owing on the obligation secured by the Trust Deed is \$98,693.72 as of December 17, 2001.

WHEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on **DECEMBER 27, 2002** at the hour of 10:00 o'clock a.m., in accordance with the standard of time established by ORS 187.110, at the entrance of the Klamath County Courthouse, located at 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 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 at the time of cure (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: August 6, 2002.

GREENEN & GREENEN, PLLC

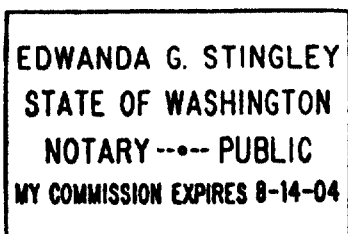
By:   
Ronald W. Greenen, OSB #02152  
Trustee and Attorney for Beneficiary  
1104 Main St., Suite 400  
Vancouver, WA 98660  
(360) 694-1571

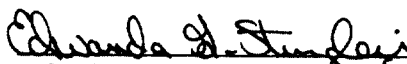
STATE OF WASHINGTON           )  
  ) ss.  
County of Clark                )

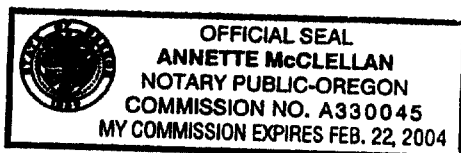
I, the undersigned, certify that I am the attorney or one of the attorneys for the above-named Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

  
\_\_\_\_\_  
Ronald W. Greenen, OSB#02152

SUBSCRIBED AND SWORN TO before me this 6th day of August, 2002.



  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at Vancouver.  
My commission expires: 08-14-04



## 48092

Court Case No.  
Sheriff's Case No. 02-02401

I hereby certify that I received for service on  
WILSON, GLENDA J  
the within:

WILSON, GLENDA J was served by posting  
true copies of the above listed process at the main entrance of the  
dwelling located at 408 OWENS  
KLAMATH FALLS , OR, on 08/09/02 at 08:50 hours.

Timothy M. Evinger, Sheriff  
Klamath County, Oregon

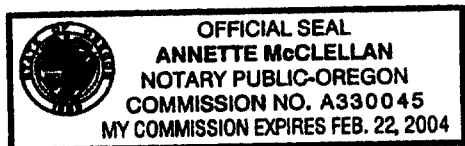
By *Patty Johnson*  
JOHNSON, PATTY

WA 98660

COUNTY OF KLAMATH

This instrument was acknowledged before me on Aug 13, 2002  
by Patty Johnson, as a duly appointed and commissioned  
Deputy of Timothy M. Evinger, Sheriff of Klamath County, Or.


Annette McClan  
Notary for State of Oregon  
My Commission Expires: 02-22-04





48093

Court Case No.  
Sheriff's Case No. 02-02401

 OFFICIAL SEAL  
ANNETTE McCLELLAN  
NOTARY PUBLIC-OREGON  
COMMISSION NO. A330045  
MY COMMISSION EXPIRES FEB. 22, 2004

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon )  
County of Klamath )

Court Case No.  
Sheriff's Case No. 02-02401

48094

Received for Service 08/08/02

I hereby certify that I received for service on  
OCCUPANTS, ALL  
the within:

TRUSTEE'S NOTICE OF DEFAULT/ELECTION TO SEL/&SALE  
TRUSTEE'S NOTICE OF SALE

OCCUPANTS, ALL  
was served personally, and in person, at  
409 RICHMOND  
KLAMATH FALLS , OR, on 08/09/02,  
at 08:53 hours.

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

Timothy M. Evinger, Sheriff

Klamath County, Oregon

By

  
JOHNSON, PATTY

THE ABOVE DOCUMENT WAS PERSONALLY SERVED TO OCCUPANT JAKE BOWEN.

Copy to:

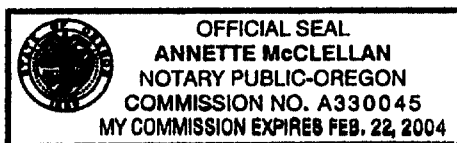
GREENEN & GREENEN PLLC  
1104 MAIN ST #400  
VANCOUVER


WA 98660

STATE OF OREGON

COUNTY OF KLAMATH

This instrument was acknowledged before me on Aug 13, 02,  
by Patty Johnson, as a duly appointed and commissioned  
Deputy of Timothy M. Evinger, Sheriff of Klamath County, Or.



  
Notary for State of Oregon  
My Commission Expires: 02-22-04