

'02 SEP 25 AM 11:23

Vol M02 Page 54565

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.

State of Oregon, County of Klamath
Recorded 09/25/2002 11:23 a m.
Vol M02, Pg 54565-73
Linda Smith, County Clerk
Fee \$ 71.00 # of Pgs 9

AFTER RECORDING RETURN TO:

Gaydos, Churnside & Balthrop, PC
440 East Broadway, Suite 300
Eugene, OR 97401

ORDER # K58547 / T33805

MARK NAME(S) OF ALL THE TRANSACTIONS described in the attached instrument. Fill in the Original Grantor on the Trust Deed and the Beneficiary as indicated. Each Affidavit of Mailing Notice of Sale or affidavit of Publication Notice of Sale or Proof of Service will be considered a transaction.

X **AFFIDAVIT OF MAILING NOTICE OF SALE** (must have
Trustee's Notice of Sale attached)

X **AFFIDAVIT OF PUBLICATION OF NOTICE OF SALE**

X **PROOF OF SERVICE**

Original Grantor on Trust Deed: Mark T. and Beckie L. Angulo

Beneficiary: Keybank National Association

K61^v
+10
71-

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

54567

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"/> _____ | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

For the within named:

Occupants of 11522 Red Wing Loop

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

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Beckie Angulo, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Mark Angulo

☐ 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.

11522 Red Wing Loop
ADDRESS OF SERVICE STREET UNIT / APT. / SPC#
Keno
CITY Oregon STATE 97627 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.

May 28, 2002 8:55 a.m. ☐ p.m. ☒
DATE OF SERVICE TIME OF SERVICE SIGNATURE
Dave Shuck
or not found
PRINTED IN OREGON

AFFIDAVIT OF MAILING

STATE OF: OREGON

COUNTY OF: KLAMATH

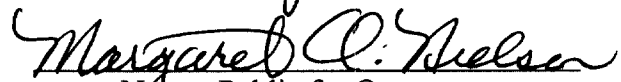
DEFENDANT: MARK ANGULO (OCCUPANT OF 11522 RED WING LOOP)

I hereby certify that on the 30TH day of MAY, 2002, I mailed a Certified true copy of the TRUSTEE NOTICE to the above stated defendant, at the address of 11522 RED WING LOOP KENO, OR 97627 upon whom substitute service was made on the 28TH day of MAY, 2002, with a statement of the date, time and place at which service was made.

Dated this 30TH day of MAY, 2002.

By 
JENNY JOHNSON

Subscribed and sworn before me this 30th day of May, 2002.


Notary Public for Oregon

My Commission Expires: 4-12-04

02 APR 29 AM 10:51

KS8547

54569

NOTICE OF DEFAULT, ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

The successor trustee under the terms of the trust deed described below, at the direction of the beneficiary, hereby elects to sell the property described in the trust deed to satisfy the obligations secured thereby, which the beneficiary has declared due. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES: Grantor: MARK T. and BECKIE L. ANGULO; Trustee: Aspen Title & Escrow Company ; Successor Trustee: E. AL LUSHENKO; Beneficiary: KEYBANK NATIONAL ASSOCIATION.

2. DESCRIPTION OF PROPERTY: See Exhibit A attached hereto; more commonly known as 11522 Red Wing Loop, Keno, Oregon 97627.

3. RECORDING DATA: Trust deed dated September 26, 2000; recorded September 27, 2000; Vol. M00; Page 352, Klamath County, Oregon Records.

4. DEFAULT FOR WHICH THE FORECLOSURE IS MADE: Beneficiary seeks to foreclose the trust deed for failure to pay the following sums: Delinquent monthly payments in the amount of \$1,129.86 from October 9, 2001, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

5. SUM OWING ON THE OBLIGATION SECURED BY THE TRUST DEED:

Principal	\$ 107,418.09
Interest at 11.24% per annum to and including 3-20-02	5,083.27
Late charges as of 3-20-02	360.00
E. Al Lushenko, Attorney	1,500.00
First American Title	480.00
Reconveyance fees	50.00
TOTAL SUM OWING plus other expenses, interest and charges accrued as of 3-20-02	\$ 114,891.36

6. ELECTION TO SELL: The successor trustee hereby elects to sell the property to satisfy the obligations secured by the trust deed. This Notice of Default, Election to Sell and Notice of Sale has been recorded in the official records of Klamath County at Vol. M02, Page 24927-28 on 4/29/02, 2002, as reflected on the copy of this document which has been entered in the records of Klamath County for purposes of notice of default and election to sell.

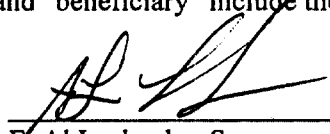
7. DATE, TIME AND PLACE OF SALE: **Monday, October 7, 2002; 2:00 p.m.**, Pacific Time, as established by ORS 187.110; Front Door of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601.

8. SALE OF PROPERTY: The successor trustee will sell at oral public auction to the highest bidder for cash, paid on the date of sale, the interest which the grantor had or had power to convey at the time of execution of the deed of trust, together with any interest of the grantor or successors in interest acquired after execution of the deed of trust, to satisfy the sum owing on the obligation plus the expenses of sale and trustee and attorney fees.

9. REINSTATEMENT: Pursuant to ORS 86.753, the grantor, the grantor's successor in interest to all or any part of the trust property, any beneficiary under a subordinate trust deed, or any person having any subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to 5 days before the date set by the trustee for the trustee's sale. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. Any other default of the trust deed obligation that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, and in addition to paying the sums or tendering the performance necessary to cure the default, the person affecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation and trust deed, together with the costs and expenses actually incurred in enforcing the terms of the obligation, plus trustee and attorney fees as prescribed in ORS 86.753. Upon such payment, the proceedings shall be dismissed and the trust deed reinstated.

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 person 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.

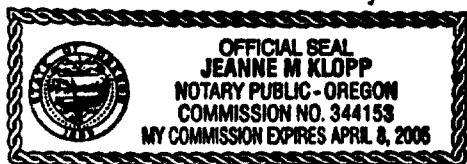
DATED this 24 day of April, 2002.


E. Al Lushenko, Successor Trustee

STATE OF OREGON)

County of Lane)

Signed or attested before me on April 24, 2002, by E. Al Lushenko, Successor Trustee.




Notary Public for Oregon

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

Re: TRUST DEED FROM
MARK T. and BECKIE L. ANGULO, Grantor;
E. AL LUSHENKO, Successor Trustee;
KEYBANK NATIONAL ASSOCIATION, Beneficiary

State of Oregon, County of Klamath
Recorded 04/29/2002 10:51 a.m.
Vol M02, Pg 24927-28
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

AFTER RECORDING RETURN TO:
E. AL LUSHENKO
GAYDOS, CHURNSIDE & BALTHROP, P.C.
440 East Broadway, Suite 300
Eugene, OR 97401

K26-

24928
54570

A PORTION OF LOTS 15 AND 16, BLOCK 30, FIFTH ADDITION TO KLAMATH RIVER ACRES
IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS DEFINED BY LOT LINE ADJUSTMENT
2-92, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE EASTERLY
LINE OF LOTS 15 SOUTH 00 DEGREES 05'24" WEST 108.00 FEET; THENCE SOUTH 75
DEGREES 53'56" WEST 179.48 FEET TO A POINT ON THE WESTERLY LINE OF LOT 16;
THENCE NORTH 00 DEGREES 05'24" EAST 152.00 FEET TO THE NORTHWEST CORNER OF
LOT 15; THENCE SOUTH 89 DEGREES 54'36" EAST 174.00 FEET TO THE POINT OF
BEGINNING.

Exhibit A

After recording return to:
E. Al Lushenko
GAYDOS, CHURNSIDE & BALTHROP, P.C.
440 E. Broadway, Suite 300
Eugene, Oregon 97401

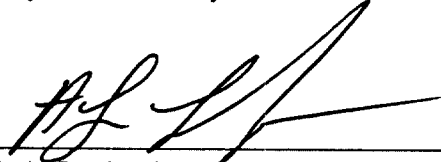
54571

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON)
) ss.
County of Lane)

This is to certify that I am the authorized representative of the beneficiary in that certain trust deed in which Mark T. Angulo and Beckie L. Angulo, as grantor, conveyed to trustee certain real property in Klamath County, Oregon; which trust deed was dated September 26, 2000, and recorded September 27, 2000, in the official records of said county in Vol. M00, Page 352, Klamath County, Oregon Records; thereafter a notice of default with respect to said trust deed was recorded April 29, 2002, in the official records of said county in Vol. MO2, Page 24927-28, Klamath County, Oregon Records; thereafter said trust deed will be foreclosed by advertisement and sale and the real property covered by said trust deed is to be sold at the trustee's sale on October 7, 2002. I reasonably believe at no time during the period of 121 days immediately preceding the day of said sale and including the day thereof was the real property described in and covered by said trustee 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.

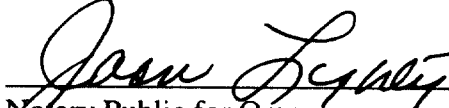
In construing this certificate the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary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



E. Al Lushenko, Successor Trustee

SUBSCRIBED AND SWORN to before me this 24th day of September, 2002 by E. Al Lushenko as Successor Trustee.





Notary Public for Oregon
My Commission Expires: 1/9/06

Affidavit of Publication

54572

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 # 4988

Notice of Sale/Angulo

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 26, July 3, 10, 17, 2002

Total Cost: \$837.00

Subscribed and sworn

before me on: July 17, 2002

Notary Public of Oregon

My commission expires March 15, 2004

NOTICE OF DEFAULT, ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

The successor trustee under the terms of the trust deed described below, at the direction of the beneficiary, hereby elects to sell the property described in the trust deed to satisfy the obligations secured thereby; which the beneficiary has declared due. Pursuant to ORS 86.745, the following information is provided:

1. Parties: Grantor: MARK T. and BECKIE L. ANGULO; Trustee: Aspen Title & Escrow Company; Successor Trustee: E. AL LUSHENKO; Beneficiary: Key Bank National Association.
2. Description of Property: More commonly known as 11522 Red Wing Loop, Keno, Oregon 97627.

"EXHIBIT A"

A portion of Lots 15 and 16, Block 30, Fifth Addition to Klamath River Acres in the County of Klamath, State of Oregon, as defined by lot line adjustment 2-92, more particularly described as follows: Beginning at the Northeast corner of said Lot 15; thence along the Easterly line of Lots 15 South 00 degrees 05' 24" West 108.00 feet; thence South 75 degrees 53' 56" West 179.48 feet to a point on the Westerly line of Lot 16; thence North 00 degrees 05' 24" East 152.00 feet to the Northwest corner of Lot 15; thence South 89 degrees 54' 36" East 174.00 feet to

the point of beginning.

3. Recording Data: Trust deed dated September 26, 2000; recorded September 27, 2000; Vol. M00; Page 352, Klamath County, Oregon Records.

4. Default for Which the Foreclosure is Made: Beneficiary seeks to foreclose the trust deed for failure to pay the following sums: Delinquent monthly payments in the amount of \$1,129.86 from October 9, 2001, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

5. Sum Owning on the Obligation Secured by the Trust Deed: Principal \$107,418.09, Interest at 11.24% per annum to and including 3-20-02 \$5,083.27, Late charges as of 3-20-02 \$360.00, E. Al Lushenko, Attorney \$1,500.00, First American Title \$480.00, Reconveyance fees \$50.00; Total Sum Owning plus other expenses, interest and charges accrued as of 3-20-02 \$114,891.36.

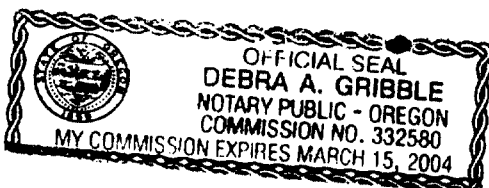
6. Election to Sell: The successor trustee hereby elects to sell the property to satisfy the obligations secured by the trust deed. This Notice of Default, Election to Sell and Notice of Sale has been recorded in the official records of Klamath County at Vol. M02, Page 24927-28 on 4/29/02, as reflected on the copy of this document which has been entered in the records of Klamath County for purposes of notice of default and election to sell.

7. Date, Time and Place of Sale: Monday, October 7, 2002, 2:00 PM, Pacific Time, as established by ORS 187.110, Front door of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601.

8. Sale of Property: The successor trustee will sell at oral public auction to the highest bidder for cash, paid on the date of sale, the interest which the

grantor had or had power to convey at the time of execution of the deed of trust, together with any interest of the grantor or successors in interest acquired after execution of the deed of trust, to satisfy the sum owing on the obligation plus the expenses of sale and trustee and attorney fees.

9. Reinstatement: Pursuant to ORS 86.753, the grantor, the grantor's successor in interest to all or any part of the trust property, any beneficiary under a subordinate trust deed, or any person having any subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to 5 days before the date set by the trustee for the trustee's sale. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. Any other default of the trust deed obligation that



is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, and in addition to paying the sums or tendering the performance necessary to cure the default, the person affecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation and trust deed, together with the costs and expenses actually incurred in enforcing the terms of the obligation, plus trustee and attorney fees as prescribed in ORS 86.753. Upon such payment, the proceedings shall be dismissed and the trust deed reinstated.

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 person 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 this 24th day of April, 2002. E. Al Lushenko, Successor Trustee. Gaydos, Churnside & Balthrop, PC, 440 East Broadway, Suite 300, Eugene, OR 97401. Phone (541) 343-8060. #4988 June 26, July 3, 10, 17, 2002.