

02 OCT 9 PM 3:34

Vol M02 Page 57909

RECORDING COVER SHEET
Pursuant to ORS 205.234

State of Oregon, County of Klamath
Recorded 10/09/2002 2:34 p. m.
Vol M02, Pg 57909-15
Linda Smith, County Clerk
Fee \$ 166.00 # of Pgs 7

After recording return to:

Northwest Trustee Services, LLC
Attention: Becky Baker
P.O. Box 4143
Bellevue, WA 98009-4143
7031.27065
K 58862

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

Original Grantor(s) on Trust Deed: Karl O. Klem and Shelli L. Klem, husband and wife

Beneficiary: Award Mortgage Inc., an Oregon 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.

K51
+15
66-

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:

Karl O. Klem
3128 Laverne Avenue
Klamath Falls, OR 97603

Shelli L. Klem
3128 Laverne Avenue
Klamath Falls, OR 97603

Karl O. Klem
2008 Oregon Avenue
Klamath Falls, OR 97601

Shelli L. Klem
2008 Oregon Avenue
Klamath Falls, OR 97601

Forest Products Federal CU
c/o James R. Uerlings, Atty
110 North 6th Street
Klamath Falls, OR 97601

Forest Products Federal CU
c/o James R. Uerlings, Atty
803 Main Street, Suite 201
Klamath Falls, OR 97601

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.

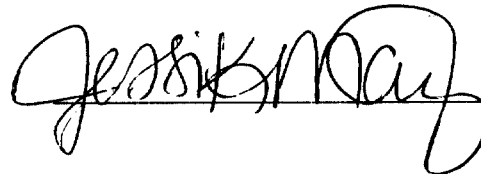
Each of the notices so mailed was certified to be a true copy of the original notice of sale, each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Bellevue, Washington, on 01/21/02. With respect to each person 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.

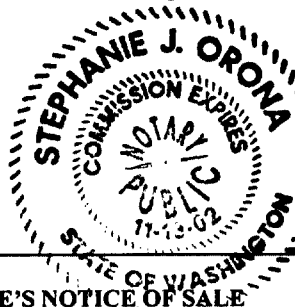
STATE OF WASHINGTON)


) ss.

COUNTY OF KING)



I certify that I know or have satisfactory evidence that 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: 4-21-02


NOTARY PUBLIC in and for the State of
Washington, residing at King County
My commission expires 11-13-02

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Klem, Karl O. and Shelli L.
Grantor

to
Northwest Trustee Services, LLC,
Trustee

File No. 7037.27065

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

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Karl O. Klem and Shelli L. Klem, husband and wife, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of Award Mortgage Inc., an Oregon corporation, as beneficiary, dated 05/27/93, recorded 06/04/93, in the mortgage records of Klamath County, Oregon, as Volume M93 Page 12953 and subsequently assigned to Chase Mortgage Company by Assignment recorded as Volume M99 Page 17733, covering the following described real property situated in said county and state, to wit:

A portion of Lots 1 and 2, Block 5 of Third Addition to Altamont Acres, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows; Beginning at a Point which is 99.85 feet West from the Northeast corner of Lot 1, in Block 5 of Third Addition to Altamont Acres in Klamath County, Oregon, as platted and recorded; thence running South 238.9 feet to the North line of Lot 3 in said Block 5; thence at right angles West along the said North line of Lot 3, a distance of 99.85 feet; thence at right angles North a distance of 238.9 feet to the North line of said Lot 1, in Block 5; thence at right angles East along said North line of said Lot 1, a distance of 99.85 feet to the Point of Beginning, being an equal one-third part of Lots 1 and 2, Block 5, of Third Addition to Altamont Acres.

PROPERTY ADDRESS: 3128 La Verne Avenue
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 \$535.77 beginning 02/01/02; plus late charges of \$21.43 each month beginning 02/16/02; plus prior accrued late charges of \$256.41; plus advances of \$81.00; 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: \$48,983.83 with interest thereon at the rate of 8 percent per annum beginning 01/01/02; plus late charges of \$21.43 each month beginning 02/16/02 until paid; plus prior accrued late charges of \$256.41; plus advances of \$81.00; 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 **October 25, 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.

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: 6-19, 2002

By Becky Baker
Authorized Signature

For further information, please contact:

Becky Baker
Northwest Trustee Services, LLC
P.O. Box 4143
Bellevue, WA 98009-4143
(425) 586-1900
File No.7037.27065/Klem, Karl O. and Shelli L.

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.**

7037.27065/KLEM

57913

PROOF OF SERVICE

STATE OF OREGON)
) ss.
County of Klamath)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, along with the Notice Under the Federal Fair Debt Collection Practices Act, upon an **OCCUPANT** at the following address:

3128 LA VERNE AVENUE, KLAMATH FALLS, OREGON 97603, as follows:

Personal service upon Terri Bailey, by delivering said true copy, personally and in person, at the above address on June 21st, 2002 at 8:30 A.m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2002 at _____:_____ .m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2002 at _____:_____ .m.

Personal service upon _____, by delivering said true copy,
personally and in person, at the above address on _____, 2002 at _____:_____ .m.

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

Dave Shuck

248729

SUBSCRIBED AND SWORN to before me this 25 day of June, 2002 by Dave Sheeh



Notary Public for Oregon

Affidavit of Publication

57914

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 # 5067

Notice of Sale/Klem

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:
August 1, 8, 15, 22, 2002

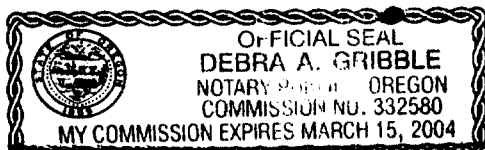
Total Cost: \$837.00

Subscribed and sworn

before me on: August 22, 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 Karl O. Klem and Shelli L. Klem, husband and wife, as grantor to Mountain Title Company of Klamath County, as trustee, in favor of Award Mortgage Inc., an Oregon corporation, as beneficiary, dated 05/27/93, recorded 06/04/93 in the mortgage records of Klamath County, Oregon, as Volume M93 Page 12953 and subsequently assigned to Chase Mortgage Company by Assignment recorded as Volume M99 Page 17733, covering the following described real property situated in said county and state, to wit: A portion of Lots 1 and 2, Block 5 of Third Addition to Altamont Acres, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a Point which is 99.85 feet West from the Northeast corner of Lot 1, in Block 5 of Third Addition to Altamont Acres in Klamath County, Oregon, as platted and recorded; thence running South 238.9 feet to the North line of Lot 3 in said Block 5; thence at right angles West along the said North line of Lot 3, a distance of 99.85 feet; thence at right angles North a distance of 238.9 feet to the North line of said Lot 1, in Block 5; thence at right angles East along said North line of said Lot 1, a dis-

tance of 99.85 feet to the Point of Beginning, being an equal one-third part of Lots 1 and 2, Block 5, of Third Addition to Altamont Acres. PROPERTY ADDRESS: 3128 LaVerne Avenue, 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 86.753(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: \$535.77, beginning 02/01/02, plus late charges of \$21.43 each month beginning 02/16/02; plus prior accrued late charges of \$256.41; plus advances of \$81.00; 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: \$487.63.83 with interest thereon at the rate of 8 percent per annum beginning 01/01/02; plus late charges of \$21.43 each month beginning 02/16/02 until paid; plus prior accrued late charges of \$256.41; plus ad-

vances of \$81.00; 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 October 25, 2002 at the hour of 10:00 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 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.

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: 6/19/2002.

By: Rebecca A. Baker, Authorized Signature. For further information, please contact:

Becky Baker, Northwest Trustee Services, LLC, PO Box 4143, Bellevue, WA 98009-4143 (425) 586-1900, File No. 7037-27065/Klem, Karl O. and Shelli L. #5067 August 1, 8, 15, 22, 2002.

RECEIVED
AUG 28 2002
MOUNT CRABTREE & FENWELL