

02 DEC 23 PM 3:18

Vol M02 Page 75132

K58620
RECORDING COVER SHEET
Pursuant to ORS 205.234

State of Oregon, County of Klamath
Recorded 12/23/2002 3:18 P.m.
Vol M02, Pg 75132-75138
Linda Smith, County Clerk
Fee \$ 66.00 # of Pgs 7

After recording return to:

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

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

Original Grantor(s) on Trust Deed: Randy L. Hill and Linda R. Hill, husband and wife

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.

K5L-15.

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:

Randy L. Hill
13030 Antler Drive
Klamath Falls, OR 97603

Wells Fargo Bank
Attention: Karen Lapage
P.O. Box 4116
Portland, OR 97208

Wells Fargo Bank, N.A.
c/o Wells Fargo Bank Nationwide Recording Services
Code: WFD 17352 Daimler Street, #200
Irvine, CA 92614

Randy Louis Hill
5035A Walton Street
Klamath Falls, OR 97603

Linda R. Hill
13030 Antler Drive
Klamath Falls, OR 97603

Wells Fargo Bank, F.A.
18700 Northwest Walker Road, Bldg. 9
Beaverton, OR 97006

Linda Rosalee Hill
3049 Kane Street
Klamath Falls, OR 97603-6832

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.

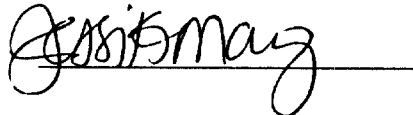
Each of the notices so mailed was certified to be a true copy of the original notice of sale, each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Bellevue, Washington, on 9/4/02. With respect to each person 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)


COUNTY OF KING)

) ss.



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: 9/4/02


NOTARY PUBLIC in and for the State of
Washington, residing at Puyallup
My commission expires 10/17/02

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Hill, Randy L. and Linda R.

Grantor

to

Northwest Trustee Services, LLC,

Trustee

File No. 7623.20341

After recording return to:

Northwest Trustee Services, LLC

Attn: Winston Khan

P.O. Box 4143

Bellevue, WA 98009-4143

MELINDA R. BERGQUAM

STATE OF WASHINGTON

NOTARY — — PUBLIC

MY COMMISSION EXPIRES 10-17-06

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Randy L. Hill and Linda R. Hill, husband and wife, as grantor, to Stephen J. Smith, ESQ, as trustee, in favor of PNC Mortgage Corp. of America, an Ohio corporation, as beneficiary, dated 04/21/99, recorded 04/27/99, in the mortgage records of Klamath County, Oregon, as Book M99, Page 15601, covering the following described real property situated in said county and state, to wit:

Lot 5, Block 4, Klamath River Sportsman's Estates, in the County of Klamath, State of Oregon.

PROPERTY ADDRESS: 13030 Antler Drive
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 \$906.03 beginning 01/01/02; plus late charges of \$38.74 each month beginning 01/16/02; plus prior accrued late charges of \$0.00; plus advances of \$1,687.20; 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: \$111,825.04 with interest thereon at the rate of 7.125 percent per annum beginning 12/01/01; plus late charges of \$38.74 each month beginning 01/16/02 until paid; plus prior accrued late charges of \$0.00; plus advances of \$1,687.20; 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 **January 3, 2003** 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: 9/4, 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.7623.20341/Hill, Randy L. and Linda R.

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.**

75136

7623.20341/Hill

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON)
) ss.
County of Klamath)

I, Ed Foreman, being first duly sworn, depose and say:

That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of Klamath County, State of Oregon. I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

That on the 6th day of September, 2002, after personal inspection, I found the following described real property to be unoccupied:

Lot 5, Block 4, Klamath River Sportman's Estates, in the County of Klamath, State of Oregon

Commonly known as: 13030 Antler Drive
 Klamath Falls, OR 97603

I declare under the penalty of perjury that the above statements are true and correct.

Ed Foreman
Ed Foreman 253358

SUBSCRIBED AND SWORN to before me this 13 day of September, 2002, by Ed Foreman



Sandra C Cox
Notary Public for Oregon

Affidavit of Publication

75137

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 # 5243

Notice of Sale/Hill

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:
October 10, 17, 24, 31, 2002

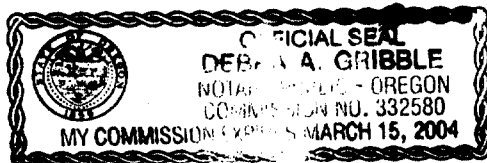
Total Cost: \$688.50

Subscribed and sworn

before me on: October 31, 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 Randy L. Hill and Linda R. Hill, husband and wife, as grantor, to Stephen J. Smith, ESQ., as trustee, in favor of PNC Mortgage Corp., of America, as beneficiary, dated 04/27/99, recorded 04/27/99, in the mortgage records of Klamath County, Oregon, as Book M99, Page 15601, covering the following described real property situated in said county and state to wit: Lot 5, Block 4, Klamath River Sportsman's Estates, in the County of Klamath, State of Oregon. PROPERTY ADDRESS: 2030 M Antler Drive, 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 86.734(1) for default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$906.03 beginning 01/01/02, plus late charges of \$38.74 each month beginning 01/16/02, plus prior accrued late charges of \$0.00, plus advances of \$1,687.20, together with title expense, costs, trustee's fees and attorney's fees incurred hereby by reason of said default and any further sums advanced by the beneficiary for the protection of

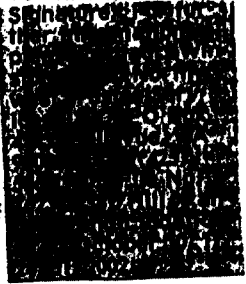
the above described real property and the interest therein. (By reason of said default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable.) The said sums being the following: to wit: \$111,825.04 with interest thereon at the rate of 7.125 percent per annum beginning 02/01/01, plus late charges of \$38.74 each month beginning 01/16/02, until paid, plus prior accrued late charges of \$0.00, plus advances of \$1,687.20, together with title expense, costs, trustee's fees and attorney's fees incurred hereby by reason of said default and any further sums advanced by the beneficiary for the protection of the above described real property and the interest therein. (WHEREFORE, notice hereby is given that the undersigned trustee will, on January 31, 2003, at the hour of 10:00 A.M. in accordance with the standard terms established by the Oregon Trust Association, sell at public auction to the highest bidder for cash the interest in the above described real property which the grantor had power to convey at the time of the execution 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 and cure required under the obligation of the 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 of the grantor, and any person owing an obligation the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include the respective successors in interest. Dated: September 4, 2002. BY: Stephen J. Smith, Trustee.

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