K59312 RECORDING COVER SHEET Pursuant to ORS 205.234

After recording return to:

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

Vol_M03 Page 01353

State of Oregon, County of Klamath Recorded 01/08/2003 10:57 a. m. Vol M03 Pg 0 / 353 - 59 Linda Smith, County Clerk
Fee \$ 66 # of Pgs 7

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

Original Grantor(s) on Trust Deed: Lesttley Jackson, Jr. and Dianne Lynn Jackson, as tenants by the entirety

Beneficiary: Washington Mutual Bank

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.

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:

Lesttley Jackson, Jr. 41430 Highway 97 North Chiloquin, OR 97624

Lesttley Jackson, Jr. P.O. Box 1193 Mena, AR 71953

The Klamath Tribe Housing Authority 905 Main Street, #613 Klamath Falls, OR 97601 Dianne Lynn Jackson 41430 Highway 97 North Chiloquin, OR 97624

Dianne Lynn Jackson P.O. Box 1193 Mena, AR 71953

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 9/6/02. 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

Dated: 0 - 0 - 0

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Jackson, Lesttley Jr. and Dianne Lynn

Grantor

to

Northwest Trustee Services, LLC,

Trustee

File No. 7258.21453

After recording return to: Northwest Trustee Services, LLC Attn: Chris Ashcraft P.O. Box 4143 Bellevue, WA 98009-4143 JANET K. TOGUCHI

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 Lesttley Jackson, Jr. and Dianne Lynn Jackson, as tenants by the entirety, as grantor, to Mountain Title Company, an Oregon corporation, as trustee, in favor of Washington Mutual Bank, as beneficiary, dated 05/02/96, recorded 05/21/96, in the mortgage records of Klamath County, Oregon, as Volume M96, Page 14801, covering the following described real property situated in said county and state, to wit:

The S1/2 N1/2 NE1/4 NE1/4 that lies West of U.S. Highway No. 97 in Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PROPERTY ADDRESS: 41430 Highway 97 North Chiloquin, OR 97624

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 \$444.50 beginning 03/01/02; plus late charges of \$22.22 each month beginning 03/16/02; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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: \$43,923.69 with interest thereon at the rate of 8.25 percent per annum beginning 02/01/02; plus late charges of \$22.22 each month beginning 03/16/02 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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 January 10, 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.

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

By

Authorized Signature

For further information, please contact:

Chris Ashcraft

Northwest Trustee Services, LLC

P.O. Box 4143

Bellevue, WA 98009-4143

(425) 586-1900

File No.7258.21453/Jackson, Lesttley Jr. and Dianne Lynn

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.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as

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

By Authorized Signer

01357

7258.21453/Jackson, Jr.

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON) ss.
County of Klamath)

I, Dave Shuck, 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 11th day of September, 2002, after personal inspection, I found the following described real property to be unoccupied:

The S1/2 N1/2 NE1/4 that lies West of U.S. Highway No. 97 in Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Commonly known as:

41430 Highway 97 North Chiloquin, OR 97624

0.2.0qu..., 0.2.7,02.4

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

Dave Shuck

253507

SUBSCRIBED AND SWORN to before me this <u>13</u> day of September, 2002, by Dave Shuck.

Notary Public for Oregon



Affidavit of Publication

7258. 21453

01358

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 # 5259			
Notice of Sale/Jackson			
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 17, 24, 31, November 7, 2002			
Total Cost: \$715.50			
Lan 2 Wells			
Subscribed and sworn			
before me on: November 7, 2002			
1000111017, 2002			

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Lest! ley Jackson, Jr. and Dianne Lynn, Jackson, as fenants by the entirety, as grantor, to Mountain Title Company, an Oregon corporation; Oregon corporation; as trustee, in favor of Washington Mutuor washington Muyu-al Bank; as benefi-clary, dated 05/02/96, recorded 05/21/96 in the mort-gage records of Kla-math County, Oregon as Volume M96, Page 14801, covering the following described real property 828 situated in said county, and state, to-

withort about 1/2 N-1/2

pon: PROPERTY AD-DRESS: A1430 High way, 71, North: Chiloquin) OR 17724 1122 Both released to sell the real property to satisfy things before dealing and the sell the real property to satisfy the dollars of the sell the real property to satisfy the dollars of the sell that the sell vised Statutes in A 86.735(3) the default for which the foreclosure is made is granton's failure. to pay when due the following sums: 30H monthly payments: 30H monthly payments: 30J/01/02; plus latery charges of \$22,22; 26 each month beginning:03/16/02/plus prior/accruedilate charges;ofs80:00;d \$
plus;advances;of +
\$0:00;together;with;
title(expense; costs, trustee's fees and

curred herein by & reason of said de-sa fault: and any furthen sums edvanced by the beneficiary of forthe profession of the above described real property and its

By reason by said default the benefit of clary has declared all sums owing on the obligations of the obligations of the obligations of the clary has declared all sums being the deed immediately due and payable, said sums being the following, jo with said of 8,25 percent per annum beginn has declared of said declared of said declared of the persent of said declared of the persent of said declared of the sums advanced by the benefit and its interest herein. Where the protection of the above described real property and its interest herein. Where the protection of the above described real property and its interest herein. Where the protection of the above described real property and its interest herein. Where the protection of the standard of time established by ORS. 18, 110, at the following place: inside the lst floor looby of the Klamath County Courficulate and property of clamath. Falls, County of Klamath. Falls, County of Klamath. Falls, County of Klamath. Falls, County of Courficulate of Oregon, sell at public auction to the highest here of Oregon, sell at public auction to the highest here of Oregon, sell at public auction to the highest highest here of Oregon, sell at public auction to the highest highest here of Oregon, sell at public auction to the highest here of Oregon, sell at public auction to the highest here of Oregon, sell at public auction by grantor of the trust deed to the king of the section of the trust deed to the trust dee

gether with any interest which the grantor or grantor's grantor or grantor's successors in interest acquired, after the execution of the trust dead to satisfy the foregoing obligations thereby secured and the costs and expenses of the costs and expenses of the costs of that, any person your named in ORS 86.753 has the right at any time prior to flyens days before the date last set for the sale, to have this forecloss sure proceeding dis missed and the trust deed reinstated by payment to the beneficiary of the entire (other than such) 并 portion of the principortion of the principal as would not then be die had not default occurred and by curing any other default complained of herein that is capable of being cured by tendering the performance regulred binder dering 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 exing all costs and ex-penses actually in-curred in enforcing the obligation and trust deed, together with trustee's and

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 worth, grantor includes any successor in interest to the grantor, as well as sor in interest to the grantor, as well as any other person, owing account of the person of the person of the person of the words of the words of the words of the words of the clude their respectives.



My commission expires March 15, 2004

no academ 4 to av sbiffa

01359

56216

STAIR OF CREGON,

	TECHNICAL TOTAL TO	
i		
:	or of the experience of the experience	
	k i ka bu herogata ja kewat y Hari hekatata ku ji ta ilike k	3/14/19/64/3
:	our consists the procession	Little Library
	ve traaid and Nev	1 5 1 44 149
1	our profession (see e.g. or	a têrtajte e e
	1982 1 1. 19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	6 79.44 3
	adding modernments of	
•	School Capte May 196	
1		
1		1.54
1	* rackson	1
	HQC/HJJJ '	11.7
	The second control of the second seco	
·	t i that so individuo i seatempo ni di finazione control lightingo i que dino i i dell'illiatione places. Il ti	
1.	4 yet which is herete annexed	t burn.
	this in the control issue of suid	He 91 91
•	The second commence of	
		. 4 4
	890 (
1	action gainstaller on the fi	٠. ا
	4, 31 November 2 22	$\mathcal{M}(G)$
:		•
• • • • • • • • • • • • • • • • • • • •	The field of the second of the	-
	and a second of the second of	•
	tribles objective the conjugate server of the server of the conjugate server o	
	MATERIA NEL SEL SENSENCE CERCIO E PRESENTA DE LA PARE CONTRA LA CONTRA DE LA CONTRA DEL CONTRA DE LA CONTRA DEL CONTRA DE LA CONTRA DEL CONTRA DE LA CONTRA DE LA CONTRA DEL CONTRA DEL CONTRA DE LA CONTRA DEL CONTRA D	
1		
	<u> </u>	21/2 21
İ		
!		
,		
į	m too nitaani	
	a ind swam 1 — 190ve at 27 7 2002	$f = f \cdot f$
	Zack Flyndakon 1	
;		
*		

Netal, Pelit of Origon

11% कुम्मान्यक्र कर्ना, हातुः असिन्धाः । व १५५ व

164.9