'03 JAN 8 AM 10:57

K59305

RECORDING COVER SHEET
Pursuant to ORS 205.234

Vol M03 Page 01360

State of Oregon, County of Klamath
Recorded 01/08/2003 10:57 a m.
Vol M03 Pg 01360-68
Linda Smith, County Clerk
Fee $ 76.00 # of Pgs 9

After recording return to:

Northwest Trustee Services, LLC
Attention: Shannon Blood
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: Kevin Neville Sink and Lisa Karen Sink, as tenants by the entirety

Beneficiary: Option One Mortgage Corporation, a California 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.

Rec'd - +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:

Kevin Neville Sink
151910 Conestoga Road
LaPine, OR 97739

Lisa Karen Sink
151910 Conestoga Road
LaPine, OR 97739

Kevin Neville Sink
14903 Northeast 152nd Avenue
Brush Prairie, WA 98606

Lisa Karen Sink
14903 Northeast 152nd Avenue
Brush Prairie, WA 98606

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 9/19/02. 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 Jeanene Bautista 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: 9/19/02

NOTARY PUBLIC in and for the State of Washington, residing at King County
My commission expires 2/16/05

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
RE: Trust Deed from
Sink, Kevin Neville and Lisa Karen
Grantor
to
Northwest Trustee Services, LLC,
Trustee **File No. 7090.20627**

JUANA DODSON
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-16-05

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

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE **01362**

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:

Kevin Neville Sink
15112 Northeast 81st Avenue
Vancouver, WA 98662-1001

Lisa Karen Sink
15112 Northeast 81st Avenue
Vancouver, WA 98662-1001

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 10/21/02. 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 Joanne Bautista 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: _____

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires _____

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
RE: Trust Deed from
Sink, Kevin Neville and Lisa Karen
Grantor
to
Northwest Trustee Services, LLC,
Trustee **File No. 7090.20627**

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

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Kevin Neville Sink and Lisa Karen Sink, as tenants by the entirety, as grantor, to First American Title Insurance Company of Oregon, as trustee, in favor of Option One Mortgage Corporation, a California corporation, as beneficiary, dated 02/05/01, recorded 02/09/01, in the mortgage records of Klamath County, Oregon, as Volume M01, Page 5225 and subsequently assigned to Wells Fargo bank Minnesota, N.A., as Trustee for Registered Holders of Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B, without recourse formerly known as Norwest Bank Minnesota by Assignment, covering the following described real property situated in said county and state, to wit:

Lot 2 in Block 4, of Wagon Trail Acreages Number Two, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. The Security Instrument secures an Obligation for a Manufactured Home which is already of to be permanently affixed to the subject real estate: Make: Redmond; Model Name: Windwood; Serial Number: ORE 282133 & ORE 282134; Width: 28; Length: 46; Year Built: 1995.

PROPERTY ADDRESS: 151910 Conestoga Road
LaPine, OR 97739

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 $902.61 beginning 06/01/02; plus late charges of $45.13 each month beginning 06/16/02; 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: $107,265.17 with interest thereon at the rate of 9.43 percent per annum beginning 05/01/02; plus late charges of $45.13 each month beginning 06/16/02 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 24, 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: 9/13, 2002

By Shannon S. M. Blood
Authorized Signature

For further information, please contact:

Shannon Blood
Northwest Trustee Services, LLC
P.O. Box 4143
Bellevue, WA 98009-4143
(425) 586-1900
File No.7090.20627/Sink, Kevin Neville and Lisa Karen

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.

Lot 2 in Block 4, of Wagon Trail Acreages Number Two, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. The Security Instrument secures an Obligation for a Manufactured Home which is already or to be permanently affixed to the subject real estate: Make: Redmond; Model Name: Windwood; Serial Number: ORE 282133 & ORE 282134; Width: 28; Length: 46; Year Built: 1995.

PROPERTY ADDRESS: 151910 Conestoga Road
LaPine, OR 97739

7090.20627/Sink

01366

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON)
) ss.
County of Deschutes)

I, Paul Helikson, 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 Deschutes 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 24th day of September, 2002, after personal inspection, I found the following described real property to be unoccupied:

See Attached

Commonly known as: 151910 Conestoga Road
LaPine, OR 97739

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

Paul Helikson 254187

SUBSCRIBED AND SWORN to before me this 25 day of September, 2002, by Paul Helikson.

OFFICIAL SEAL
J McGINNIS
NOTARY PUBLIC-OREGON
COMMISSION NO. 326056
MY COMMISSION EXPIRES AUG.9, 2003

Notary Public for Oregon

Affidavit of Publication

01367

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 # 5293
Notice of Sale/Sink

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 31, November 7, 14, 21, 2002

Total Cost: $823.50

Larry L. Wells
Subscribed and sworn
before me on: November 21, 2002

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004

OFFICIAL SEAL
DEBRA A. GRIBBLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 332580
MY COMMISSION EXPIRES MARCH 15, 2004

TRUSTEE'S NOTICE OF SALE

LaRine, OR 97739

01368

RECEIVED

NOV 26 2002

ROUTH CRABTREE & FERNELL