

MTC 58025
AFFIDAVIT OF MAILING

State of Oregon, County of Klamath
Recorded 01/29/2003 11:17 a m.
Vol M03 Pg 05453-59
Linda Smith, County Clerk
Fee \$ 51.00 # of Pgs 7

STATE OF OREGON)
) ss,
County of Douglas)

I, Barbara L. Thomas, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original Trustee's Notice of Sale given under the terms of that certain trust deed described in said notice.

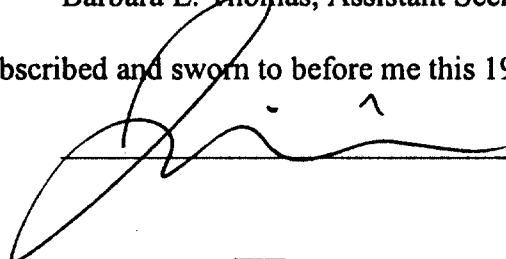
I gave notice of the sale of the real property described in the attached Trustee's Notice of Sale by mailing an original thereof by first class and certified mail with return receipt requested to each of the parties named on the attached letter at their respective addresses.

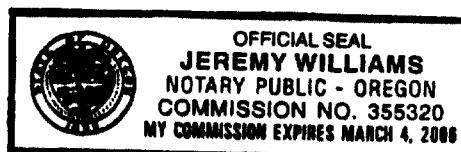
Said parties include the grantor in the trust deed; any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice any parties having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest; and, any party requesting notice, as required by ORS 86.785.

Each of the notices so mailed was an original notice of sale signed by the trustee; each such notice was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Roseburg, Oregon, on September 19, 2002. With respect to each party listed herein, 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 notice was mailed after the notice of default and election to sell described in said notice of sale was recorded.


Barbara L. Thomas, Assistant Secretary

Subscribed and sworn to before me this 19th day of September, 2002





51.00
m



05454

September 16, 2002

ERIC C. DODSON
P.O. BOX 7804
KLAMATH FALLS, OR 97602

BARBARA A. DODSON
P.O. BOX 7804
KLAMATH FALLS, OR 97602

ERIC C. DODSON
3942 BARTLETT AVE.
KLAMATH FALLS, OR 97603

BARBARA A. DODSON
3942 BARTLETT AVE.
KLAMATH FALLS, OR 97603

KLAMATH IRRIGATION DISTRICT
C/O WILLIAM GANONG
6640 KID LANE
KLAMATH FALLS, OR 97603

BENEFICIAL OREGON, INC.
1345 CENTER DRIVE, STE D
MEDFORD, OR 97501


CT CORPORATION SYSTEM, REGISTERED
AGENT for BENEFICIAL OREGON, INC.
388 STATE STREET, STE 420
SALEM, OR 97301

Attached, and mailed separately to each of you by both first class and certified mail, is an original Trustee's Notice of Sale in connection with the foreclosure of a trust deed made by ERIC C. DODSON and BARBARA A. DODSON, husband and wife in favor of KATHY J. MC GRATH and LINDA BILLINGER, each as to an undivided ½ interest. This notice is being mailed to you pursuant to Chapter 86 of the Oregon Revised Statutes.

Please read the enclosed notice carefully and if you have any questions regarding your rights you should consult your attorney.

Sincerely,

AmeriTitle, Inc.


Barbara L. Thomas
Assistant Secretary

BLT: JAW
Order No.: 00055944

OR 97470

05456

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON)
) ss.
County of Douglas)

I, BARBARA L. THOMAS, being first duly sworn, depose, say and certify that:

I am, and have been at all times material hereto, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached Trustee's Notice of Sale given under the terms of that certain trust deed described in said notice; and,

I hereby certify that on September 17, 2002, the property described on the attached Trustee's Notice of Sale was not occupied.



BARBARA L. THOMAS
Assistant Secretary

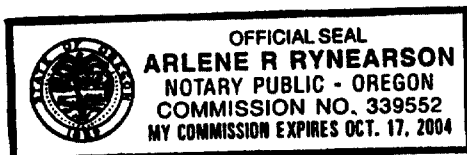
Subscribed and sworn to before me this 17th day of September, 2002.



Notary Public for Oregon

My commission expires: 10-17-2004

Order No. 55944





05457

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by ERIC C. DODSON and BARBARA A. DODSON, husband and wife, as Grantor, to AmeriTitle, Inc. as Trustee in favor of KATHY J. MC GRATH and LINDA BILLINGER, each as to an undivided $\frac{1}{2}$ interest, as beneficiary, dated January 24, 2001 and recorded January 31, 2001, in Volume M01 at Page 3883 Records of Klamath County, Oregon, covering the following described real property in said county and state:

Lot 14, Block 5, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS: 3942 Bartlett Avenue
 Klamath Falls, OR 97603

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

monthly payments in the amount of \$614.80, due for May, 2002,
through present, plus late charges, delinquent property taxes and
advances by beneficiary, if any.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being \$ 73,238.26 plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on February 19, 2003, at the hour of 10:00 o'clock A.M., Pacific Time, as established by, Oregon Revised Statutes, at the offices of AmeriTitle, Inc. located at 222 South Sixth Street, in the City of Klamath Falls, County of Klamath and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the grantor or his successors in interest acquired after the execution of said 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary 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 of Oregon Revised Statutes.

05458

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, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated this 29th day of August, 2002

AmeriTitle, Inc.

By: _____

Barbara L. Thomas

Assistant Secretary

For further information regarding this foreclosure, please contact Barbara Thomas at (541) 672-6651 or barbie@ameri-title.com

BLT: BT2

Order No.: 00055944

Affidavit of Publication

05459

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 # 5370

Notice of Sale/Dodson

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:

December 8, 15, 22, 29, 2002

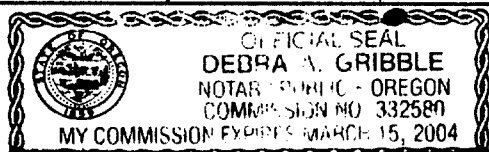
Total Cost: \$661.50

Subscribed and sworn

before me on: December 29, 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 ERIC C. DODSON and BARBARA A. DODSON, husband and wife, as Grantor, to AmeriTitle, Inc. as Trustee in favor of KATHY J. MCGRATH and LINDA BILLINGER, each as to an undivided 1/2 interest, as beneficiary, dated January 24, 2001 and recorded January 31, 2001, in Volume M01 at Page 3883 Records of Klamath County, Oregon, covering the following described real property in said county and state:

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COMMONLY KNOWN AS: 3942 Bartlett Avenue, Klamath Falls, OR 97603.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes; the default for which foreclosure is made is grantor's failure to pay when due the following sums: monthly payments in the amount of \$614.80, due for May, 2002, through present, plus late charges, delinquent property taxes and advances by beneficiary, if any.

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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 of Oregon Revised Statutes.

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, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated this 29th day of August, 2002. AmeriTitle, Inc. By: Barbara L. Thomas, Assistant Secretary. For further information regarding this foreclosure, please contact Barbara Thomas at (541) 672-6651 or barbie@ameri-title.com. #5370 December 8, 15, 22, 29, 2002.