

03 FEB 12 PM 2:58

Vol M03 Page 08657

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF**

OF COMPLIANCE, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath

Recorded 02/12/2003 2:58 p. m.

Vol M03 Pg 08657-28

Linda Smith, County Clerk

Fee \$ 96⁰⁰ # of Pgs 14

AFTER RECORDING RETURN TO:

AFTER RECORDING, RETURN TO:

Michael G. Gunn, Attorney at Law

P.O. Box 1046

Newberg, OR 97132

ORDER # KSC410

MARK NAME(S) OF ALL THE TRANSACTIONS described in the attached instrument. Fill in the Original Grantor on the Trust Deed and the Beneficiary as indicated. Each Affidavit of Mailing Notice of Sale or affidavit of Publication Notice of Sale or Proof of Service will be considered a transaction.

X **AFFIDAVIT OF MAILING NOTICE OF SALE** (must have
Trustee's Notice of Sale attached)

X **AFFIDAVIT OF PUBLICATION OF NOTICE OF SALE**

X **PROOF OF SERVICE**

Original Grantor on Trust Deed:

Beneficiary:

K816-1 + 10.-

NT

08658



AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Lindie D. Pairan and
Craig R. Pairan

To Grantor

Michael G. Gunn, Attorney at Law
P.O. Box 1046
Newberg, OR 97132
Successor Trustee

After recording, return to (Name, Address, Zip):

Michael G. Gunn, Attorney at Law
P.O. Box 1046
Newberg, OR 97132

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy

STATE OF OREGON, County of Yamhill) ss:

I, Michael G. Gunn, Attorney at Law, being first duly sworn, depose, and say 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 the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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 addresses, to-wit:

NAME	ADDRESS
Lindie D. Pairan	1380 Chapman Hill Drive NW Salem, OR 97304
Craig R. Pairan	1380 Chapman Hill Drive NW Salem, OR 97304
Lindie D. Pairan	153650 Wagon Trail Road LaPine, OR 97739
Craig R. Pairan	153650 Wagon Trail Road LaPine, OR 97739

These 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 set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Michael G. Gunn, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Newberg, Oregon, on October 21, 2002, ~~19~~. 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

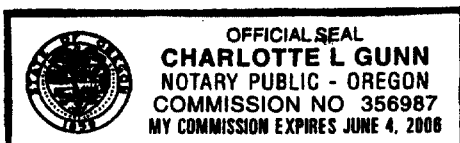
As used herein, the singular includes the plural, "trustee" includes a successor trustee, and "person" includes a corporation and any other legal or commercial entity.

Michael G. Gunn,

Subscribed and sworn to before me on October 21, 2002, ~~19~~

Charlotte L. Gunn
Notary Public for Oregon

My commission expires 6/4/06



U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only: No Insurance Coverage Provided)

08659

7000 0520 0012 5566 1389

Craig R. Pairan

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Postmark
 2002 12 10

Bismark/Pairan

Recipient's Name (Please Print Clearly) (To be completed by mailer)

Craig R. Pairan

Street, Apt. No., or PO Box No.

153650 Wagon Trail Road

City, State, ZIP+4®
Lapine, OR 97739

PS Form 3800, February 2000

See Reverse for Instructions

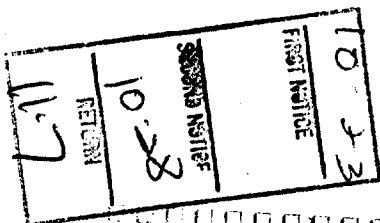
Gunn & Day, LLP

Attorneys at Law
 201-B N. Meridian St., P.O. Box 1046
 Newberg, OR 97132



CERTIFIED MAIL

Not Delivered 7000 0520 0012 5566 1389
 Unable To Deliver



- ☐ Not Delivered
- ☐ Insufficient Address
- ☐ Moved, Left No Address
- ☒ Undelivered - Returned
- ☐ Attempted - Not Known
- ☐ No Such Street Number
- ☐ Vacant
- ☐ No Mail Recipient
- ☐ Box Closed - No Order
- ☐ Restricted For Other Address
- ☐ Return Due

Mr. Craig R. Pairan
 153650 Wagon Trail Road
 Lapine, OR 97739

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

97739+9366 76

[Handwritten signature]

08661

7000 0520 0012 5566 1358

Lindie D. Pairan

Postage
Certified Fee
Return Receipt Fee
(Endorsement Required)
Insurance (Delivery Fee)
(Endorsement Required)
Total Postage & Fees

\$ 4.42

MAY 17 1992

Bismark/Pairan

Recipient's Name (Please Print Clearly) To be completed by mailer
Lindie D. Pairan

1380 Chapman Hill Drive NW

Salem, OR 97304

Gunn & Day, LLP

Attorneys at Law

201-B N. Meridian St., P.O. Box 1046

Newberg, OR 97132

CERTIFIED MAIL



11/11/02 DCR 7 P&DC PORTLAND OR 97208

7000 0520 0012 5566 1358

Ms. Lindie D. Pairan
1380 Chapman Hill Drive NW
Salem, OR 97304

CERTIFIED MAIL: RETURN RECEIPT PROTECTED

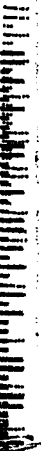
PAYR390* 973040005 1302 05 10/22/02
NOTIFY SENDER OF NEW ADDRESS
PAIRAN
153650 WAGON TRAIL RD
LA PINE OR 97339-9336

11-8

10-24

37366442334

06132/2046



Handwritten signature

08662

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No International Mail Allowed)

59ET 9955 2T00 0250 0002

Craig R. Pairan

Postage \$	Postpaid
Certified Fee	2002 1 5 100
Return Receipt Fee (Enclosure Required)	
Restricted Delivery Fee (Enclosure Required)	
Total Postage & Fees	\$4.42
Recipient's Name (Please Print Clearly) (To be completed by addressee)	
Craig R. Pairan	
Street Apt. No. or PO Box No.	
1380 Chapman Hill Drive NW	
City, State, ZIP	
Salem, OR 97304	

Biswak/Pairan

Gunn & Day, LLP

Attorneys at Law
 201-B N. Meridian St., P.O. Box 1046
 Newberg, OR 97132

11/2

7000 0520 0012 5566 1365



CERTIFIED MAIL

11/14/02 DCR 7 PMDC PORTLAND OR 97208

10-24
 10-30
 11-8

☒ Not Deliverable As Addressed
☐ Unable To Forward
☐ Insufficient Address
☐ Moved, Left No Address
☐ Undelivered
☐ Attempted - Not Known
☐ No Such Street
☐ Number
☐ Vacant
☐ Ill. title
☐ No Mail Receipt
☐ Box Closed - No Order
☐ Returned For Return Address

Mr. Craig R. Pairan
 1380 Chapman Hill Drive NW
 Salem, OR 97304

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

PAIRAN
 SENDER OF NEW ADDRESS
 PAIRAN
 WAGON TRAIL RD
 LA PINE OR 97739-9386

97304 1380 0002 5566 1365

087132/2046

11/14/02 DCR 7 PMDC PORTLAND OR 97208

[Signature]

NN

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Lindie D. Pairan and Craig R. Pairan

to Michael G. Gunn, Attorney at Law, as successor, as grantor,
 in favor of Bismark Mortgage Company, LLC, as trustee,
 dated March 7, 2002, recorded on March 13, 2002, in the Records of
Klamath County, Oregon, in ~~XXXXXX~~ volume No. M02 at page 15066, or as
 fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property
 situated in that county and state, to-wit:

Lots 3 and 4 in Block 1, Tract 1056, Wagon Trail Acreages No. 1, according to
 the official plat thereof on file in the office of the County Clerk of Klamath
 County, Oregon.

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 in grantor's failure to pay when due the following sums:

1. Monthly amount of \$991.67 due on 8/1/02 and 9/1/02.
2. \$198.34 in late charges.

****any other cost advances made by beneficiary to protect its interest in the said
 property and any other applicable penalties.**

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust
 deed immediately due and payable, those sums being the following, to-wit:

1. Principal of \$170,139.17 and accrued interest of \$7,388.76 as of 9/6/02 plus
 interest at the rate of 19.00% per annum from 9/7/02 until paid.
2. \$198.34 in late charges plus future late charges.
3. Together with title expenses, costs, trustee's fees, attorney fees, and **

WHEREFORE, notice is hereby given that the undersigned trustee will on February 11, 2003, at the hour
10:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110, at Courthouse Steps,
Main Entrance, Klamath County Courthouse, 316 Main St.

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 real property described above 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
 the 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 rein-
 stated 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 per-
 formance required under the obligation or trust deed, and in addition to paying those 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
 and attorney fees not exceeding the amounts provided by 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 the trust deed, and the words "trustee" and
 "beneficiary" include their respective successors in interest, if any.

DATED October 4, 2002

Michael G. Gunn, Attorney at Law

Successor Trustee

State of Oregon, County of Yamhill) ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is
 a complete and exact copy of the original trustee's notice of sale.

AFTER RECORDING, RETURN TO:
Michael G. Gunn, Attorney at Law

Michael G. Gunn, Attorney Attorney for Trustee

P.O. Box 1046
 Newberg, OR 97132

SERVE:*

EL

08664



**INSTRUCTIONS FOR SERVICE OF TRUSTEE'S
NOTICE OF SALE PURSUANT TO ORS 86.740 AND
PROOF OF SERVICE (120-Day Notice)**

RE: Trust Deed from

Lindie D. Pairan and
Craig R. Pairan

To

Grantor

Michael G. Gunn, Attorney at Law
PO Box 1046
Newberg, OR 97132

Trustee

After recording, return to (Name, Address, Zip):

Michael G. Gunn, Attorney at Law
PO Box 1046
Newberg, OR 97132

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

} ss.

I certify that the within instrument was
received for record on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____ Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON,

County of Yamhill

} ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP
7 D(2) and 7 D(3) upon the following persons:

Name of person to be served

Address

Lindie D. Pairan

1380 Chapman Hill Drive NW
Salem, OR 97304

Craig R. Pairan

1380 Chapman Hill Drive NW
Salem, OR 97304

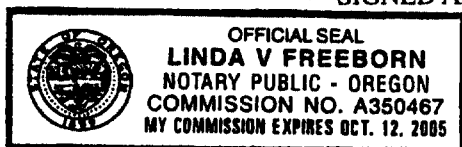
This includes: (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record, or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or interest 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 provided in ORS 86.785.

Service should be made by October 14, 2002, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, but it appears that it is possible to effect service, persist in attempting to make service until it has been accomplished.

As used herein, the singular includes the plural, "trustee" includes successor trustee, and "person" includes a corporation or any other legal or commercial entity.

SIGNED AND SWORN TO before me on 10/14/02

Michael G. Gunn, Attorney at Law
(ATTORNEY FOR TRUSTEE)



Notary Public for Oregon

My commission expires 10/12/05

PROOF OF SERVICE

08665

STATE OF _____, County of _____) ss.

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, and that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor a successor to either, nor an officer, director, employee of, or attorney for, the beneficiary or 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 named below by delivering true copies of the Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon _____, by delivering such true copy to _____, personally and in person, at _____, on _____, at _____ o'clock ____M.

Upon _____, by delivering such true copy to _____, personally and in person, at _____, on _____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____,

to _____, who is a person 14 years of age or older and a member of the household of the person served on _____, at _____ o'clock ____M.

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____,

to _____, who is a person 14 years of age or older and a member of the household of the person served on _____, at _____ o'clock ____M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of business at _____,

by leaving such true copy with _____, the person who is apparently in charge, on _____, during normal working hours, at _____ o'clock, ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____, by _____ (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to _____ who is a/the _____ (specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____

(specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof;

at _____, on _____, at _____ o'clock ____M.

Service Upon State of Oregon

Upon the State of Oregon by leaving such true copy with _____, a ☐ deputy

☐ clerk (indicate which) at the office of the Attorney General on _____, at _____ o'clock ____M.

Service Upon Public Bodies

Upon _____, by _____

(a) serving such true copy, personally and in person on _____, who is the _____ (specify director, managing agent, clerk, secretary, etc.) thereof, OR

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____

(specify director, managing agent, clerk, secretary, etc.) thereof;

at _____, on _____, at _____ o'clock ____M.

FURTHER, if such public body is a county, I served an additional true copy of the Notice of Sale upon _____, who is the district attorney for the county by

(a) delivering such true copy, personally and in person, to that district attorney, OR (b) leaving such true copy with _____, the person who is apparently in charge of that district attorney's office,

at _____, on _____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HERewith.

Service cannot be made upon _____ Reasonable efforts to do so were made.

I attempted to make service by _____

SIGNED AND SWORN TO before me on _____

Notary Public for Oregon. My commission expires _____

PUBLISHER'S NOTE: ORS 86.740 (1) allows the Notice of Sale to be served in the manner in which a summons is served pursuant to ORCP 7 D(2) and 7 D(3). The Proof of Service above contains most, but not all, of the permissible methods of service. For example, this form does not include proof of service upon a minor, an incapacitated person or tenant(s) of a mail agent. See ORCP 7 D(2) and 7 D(3) for permissible service methods with respect to particular parties. Also, an attorney who serves the Notice of Sale by mail, in accordance with law, should delete "or attorney for," from the first paragraph above before this document is recorded.

RETURN OF SERVICE

08666
Circuit Court

State of OREGON

County of Yamhill

Case Number: N/A

PLAINTIFF:
BISMARK

vs.

DEFENDANT:
PAIRAN

Received by DIVERSIFIED SERVICES OF OREGON to be served on **OCCUPANTS 1380 Chapmin Hill Dr. NW, Salem, OR.**

I, STEVEN W. CLARK, do hereby affirm that on the **14th day of October, 2002 at 10:50 am, I:**

DISCONTINUED ATTEMPTING SERVICE. After due search, careful inquiry and diligent attempts I was unable to serve the **TRUSTEE'S NOTICE OF SALE** for the reason that I failed to find **OCCUPANTS** or information to allow further search.

Additional Information pertaining to this Service:
Home is Vacant

I further certify that I am a person 18 years of age or older and a resident of the state of service or the state of Oregon, and that I am not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise; that the person, firm or corporation served by me is the identical person, firm or corporation named in the action.



STEVEN W. CLARK
Process Server

DIVERSIFIED SERVICES OF OREGON
P.O. Box 1351
McMinnville, OR 97128
(503) 330-8630

Our Job Serial Number: 2002000703

EL

08667



**INSTRUCTIONS FOR SERVICE OF TRUSTEE'S
NOTICE OF SALE UPON OCCUPANT PURSUANT
TO ORS 86.750 (1) AND PROOF OF SERVICE
(120-Day Notice)**

RE: Trust Deed from

Lindie D. Pairan and
Craig R. Pairan

To

Grantor

Michael G. Gunn, Attorney at Law
PO Box 1046
Newberg, OR 97132

Trustee Trustee

After recording, return to (Name, Address, Zip):

Michael G. Gunn, Attorney at Law
PO Box 1046
Newberg, OR 97132

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

} ss.

I certify that the within instrument was
received for record on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON,

County of Yamhill

} ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP
7 D(2) and 7 D(3) upon the occupant of the property described in the Notice of Sale.

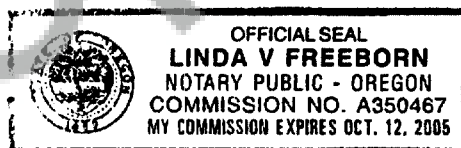
The name of the person to be served, if known, and the property address of the property described in the trust deed are as follows:

Name of person to be served
(If unknown, so state)

Property Address

Any and all other occupants

153650 Wagon Trail Road
LaPine, OR 97739



If the occupant is indicated as "unknown," or if you find the property at this address to be occupied by someone other than the person named, then you are to serve the person or persons whom you find to be occupying the property.

Service should be made by October 14, 2002, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, persist in attempting to make service until it has been accomplished.

As used herein, the singular includes the plural, "trustee" includes any successor trustee, and "person" includes a corporation or any other legal or commercial entity.

(ATTORNEY FOR) TRUSTEE

SIGNED AND SWORN TO before me on 10/14/02

AFTER RECORDING, RETURN TO:
Michael G. Gunn, Attorney at Law
P.O. Box 1046
Newberg, OR 97132

Notary Public for Oregon

My commission expires 10/12/05

PROOF OF SERVICE

08668



STATE OF _____, County of _____) ss.

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 where in the service hereinafter set forth was made, and that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor a successor to either, nor an officer, director, employee of, or attorney for, the beneficiary or 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 named below by delivering true copies of the Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon _____, by delivering such true copy to _____, personally and in person, at _____, on _____, at _____ o'clock ____M.

Upon _____, by delivering such true copy to _____, personally and in person, at _____, on _____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____, to _____, who is a person 14 years of age or older and a member of the household of the person served on _____, at _____ o'clock ____M.

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____, to _____, who is a person 14 years of age or older and a member of the household of the person served on _____, at _____ o'clock ____M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of business at _____, by leaving such true copy with _____, the person who is apparently in charge, on _____, during normal working hours, at _____ o'clock, ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____, by _____
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to _____ who is a/the _____ (Specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ (Specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof;

at _____, on _____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

SIGNED AND SWORN TO before me on _____

Notary Public for Oregon

My commission expires _____

PUBLISHER'S NOTE: ORS 86.750 (1) requires the Notice of Sale to be served upon the occupant in the manner in which a summons is served pursuant to ORCP 7 D(2) and 7 D(3). The Proof of Service above contains most, but not all, of the permissible methods of service. For example, this form does not include proof of service upon a minor, an incapacitated person, or tenant(s) of a mail agent. See ORCP 7 D(2) and 7 D(3) for permissible service methods with respect to particular parties. Also, an attorney who serves the Notice of Sale by mail, in accordance with law, should delete "or attorney for," from the first paragraph above before this document is recorded.

AFFIDAVIT OF SERVICE

AFTER RECORDING, RETURN TO:
Michael G. Gunn, Attorney at Law
P.O. Box 1046
Newberg, OR 97132

08669

**STATE OF OREGON
Klamath County Circuit Court**

PLAINTIFF:

**BISMARK MORTGAGE COMPANY
LLC**

vs.

LINDIE D AND CRAIG R PAIRAN

DEFENDANT:

I hereby certify that on **TUESDAY, OCTOBER 15, 2002 at 8:53 PM**, I served **JERARD SMARKA** with the document(s): **TRUSTEE'S NOTICE OF SALE**.

By personally serving **JERARD SMARKA**, at **153650 WAGON TRAIL RD, LAPINE, OR 97739**.

I, **PAUL HELIKSON**, am a competent person over the age of eighteen, a resident of the State of Oregon, not a party to nor an officer, director or employee of, nor an attorney for any party, corporate or otherwise, and knew that **JERARD SMARKA** is the identical **JERARD SMARKA** named in the aforementioned action.

**STATE OF OREGON
COUNTY OF DESCHUTES**

Subscribed and sworn to before me, on
TUESDAY, OCTOBER 15, 2002,

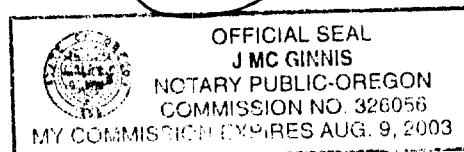


PAUL HELIKSON, PROCESS SERVER

**TRI-COUNTY LEGAL PROCESS SERVICE
P.O. BOX 309
BEND, OR, 97709-0309
(541) 317-5680 , (541) 317-0143**



NOTARY PUBLIC OF OREGON



Affidavit of Publication

08670

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 # 5341

Notice of Sale/Pairan

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)
Four

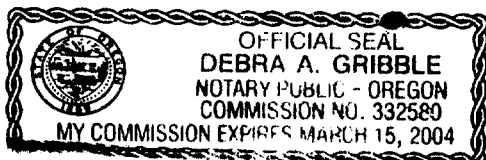
Insertion(s) in the following issues:
November 22, 29, December 6, 13, 2002

Total Cost: \$688.50

Larry L. Wells
Subscribed and sworn
before me on: December 13, 2002

Debra A. Gribble
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 Linda D. Pairan and Craig R. Pairan, as grantor, to Michael G. Gunn, Attorney at Law, as successor trustee, in favor of Bismark Mortgage Company, LLC, as beneficiary, dated March 7, 2002, recorded on March 13, 2002, in the Records of Klamath County, Oregon in volume No. M02 at page 15066, or as fee/file/instrument/microfilm/reception No. (Indicate which), covering the following described real property situated in that county and state, to-wit:

Lots 3 and 4 in Block 1, Tract 1056, Wagon Trail Acres No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 in grantor's failure to pay when due the following sums:

1. Monthly amount of \$991.67 due on 8/1/02 and 9/1/02.
2. \$198.34 in late charges.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the fol-

lowing, to-wit:

1. Principal of \$170,139.17 and accrued interest of \$7,388.76 as of 9/6/02 plus interest at the rate of 19.00% per annum from 9/7/02 until paid.
2. \$198.34 in late charges plus future late charges.
3. Together with title expenses, costs, trustee's fees, attorney fees, and any other cost advances made by beneficiary to protect its interest in the said property and any other applicable penalties.

WHEREFORE, notice is hereby given that the undersigned trustee will on February 11, 2003, at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110, at courthouse steps, main entrance, Klamath County Courthouse, 316 Main St. 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 real property described above 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 the 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 dis-

missed 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 those 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 and attorney fees not exceeding the amounts provided by ORS 85.753.

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

Dated: October 4, 2002. Michael G. Gunn, Attorney at Law, Successor Trustee. Michael G. Gunn, P.C., Attorney at Law, PO Box 1046, 201-B N Meridian St., Newberg, OR 97132. (503) 538-8318. State of Oregon, county of Yamhill) ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale. Michael G. Gunn, Attorney for Trustee #5341 November 22, 29, December 6, 13, 2002.