

**After Recording Return To:**

✶ Glenn H. Prohaska  
4425 SW Corbett Avenue  
Portland, Oregon 97201

Vol M03 Page 14391

State of Oregon, County of Klamath  
Recorded 03/11/2003 10:09 A.m.  
Vol M03 Pg 4391-97  
Linda Smith, County Clerk  
Fee \$ 51 # of Pgs 7

'03 MAR 11 AM 10:09

This Space Reserved For Recorder's Use

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

STATE OF OREGON, County of Multnomah ) ss:

Glenn H. Prohaska, 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:

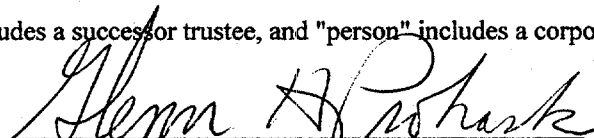
NAME: Jason Dodson  
Regional Trustee Services Corp.  
Beneficial Oregon dba Beneficial Mortgage Co.

ADDRESS: 4017 Bristol Avenue, Klamath Falls, OR 97603  
720 Seventh Avenue, Ste. 400, Seattle, WA 98104  
1345 Ctr. Dr., Ste D, Medford, OR 97501

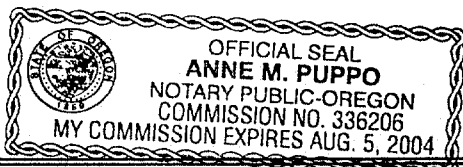
These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 Glenn H. Prohaska, 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 Portland, Oregon on September 30, 2002 and an amended notice was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on January 24, 2003. 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.

  
Glenn H. Prohaska, OSB #69140

Personally appeared before me the above named Glenn H. Prohaska on March 5, 2003 and acknowledged the foregoing to be his voluntary act and deed.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires August 5, 2004

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon     )  
County of Klamath    )

Court Case No.  
Sheriff's Case No. 02-03017

14392

Received for Service 10/02/02

I hereby certify that I received for service  
the within:

TRUSTEE'S NOTICE OF SALE

Further I certify that on 10/10/02, after personal inspection, I  
found the following described real property to be unoccupied:

4017 BRISTOL  
KLAMATH FALLS                                 , Oregon.

All search and service was made within Klamath County, State of  
Oregon.

Timothy M. Evinger, Sheriff

Klamath County, Oregon

BY   
ALEXANDER, TERRI L

Copy to:

PROHASKA, GLENN H  
4425 SW CORBETT AVE  
PORTLAND

OR 97201

**TRUSTEE'S NOTICE OF SALE****14393**

Reference is made to that certain trust deed made by **Jason Dodson**, as grantor(s), to Amerititle, as trustee, in favor of Shasta Financial Services, as beneficiary, dated September 10, 1999, recorded September 21, 1999, in the mortgage records of Klamath County, Oregon, as Fee No. Vol. M99, Page 37485, covering the following described real property situated in said county and state, to wit:

Lot 34, of SUMMERS PARK, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

which has the address commonly known as 4017 Bristol Avenue, Klamath Falls, Oregon 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 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

**THE AMOUNT DUE TO REINSTATE THIS LOAN AS OF 08/21/2002 IS \$ 2,487.80.**

By reason of the default, 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:

**THE AMOUNT NECESSARY TO PAYOFF THIS LOAN AS OF 09/01/2002 IS \$ 65,594.92.**

WHEREFORE, notice hereby is given that the undersigned trustee will on **February 16, 2003**, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at front steps of Klamath County Courthouse 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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.

DATED September 30, 2002

\_\_\_\_\_  
Trustee

*Glenn H Prohaska*

STATE OF OREGON, County of Multnomah ) 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.

*Glenn H Prohaska*

Glenn H. Prohaska, OSB #69140

**SERVE: Jason Dodson (OR CURRENT OCCUPANT)**  
**4017 Bristol Avenue - Klamath Falls, Oregon 97603**

**AMENDED TRUSTEE'S NOTICE OF SALE  
(After Release From Stay)**

**14394**

Reference is made to that certain trust deed made by **Jason Dodson**, as grantor(s), to Amerititle, as trustee, in favor of Shasta Financial Services, as beneficiary, dated September 10, 1999, recorded September 21, 1999, in the mortgage records of Klamath County, Oregon, in fee/file/instrument/microfilm/File No. Vol. M99, Page 37485, covering the following described real property situated in said county and state, to wit:

Lot 34, of SUMMERS PARK, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

which has the address commonly known as 4017 Bristol Avenue, Klamath Falls, Oregon 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 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

**TOTAL REQUIRED TO REINSTATE THIS LOAN AS OF 08/21/2002 IS \$ 2,487.80.**

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 the following, to wit:

**TOTAL AMOUNT DUE TO PAYOFF THIS LOAN AS OF 02/01/2003 IS: \$70,271.71**

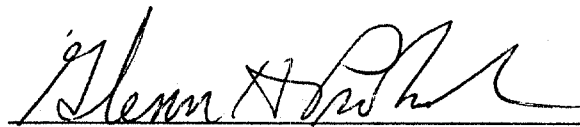
The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on February 6, 2003, at the hour of 10:00o'clock A.M., Standard Time, as established by Section 187.110 Oregon Revised Statutes, in the City of Klamath Falls, County of Klamath, State of Oregon; however, subsequent to the recording of said Notice of Default the original sale proceedings were stayed by order of the court or by proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on January 14, 2003.

WHEREFORE, notice hereby is given that the undersigned trustee will on **March 25, 2003** at the hour of **10:00 o'clock A.M.**, which is the new time and place, in accord with the standard of time established by ORS 187.110, at front steps of Klamath County Courthouse 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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.

DATED: January 24, 2003

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Trustee

STATE OF OREGON, County of Multnomah ) 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.

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Glenn H. Prohaska, OSB #69140  
Attorney for said Trustee

SERVE: Jason Dodson (Or Current Occupant)  
4017 Bristol Avenue  
Klamath Falls, Oregon 97603

# Affidavit of Publication

14396

## 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 # 5457

Notice of Sale/Dodson

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

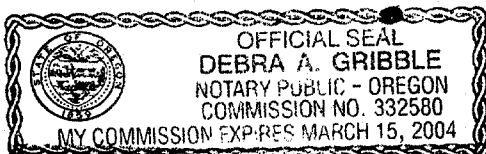
Insertion(s) in the following issues:  
February 5, 12, 19, 26, 2003

Total Cost: \$702.00

*Larry L. Wells*  
Subscribed and sworn  
before me on: February 26, 2003

*Debra A. Gribble*  
Notary Public of Oregon

My commission expires March 15, 2004



### AMENDED TRUSTEE'S NOTICE OF SALE (After Release From Stay)

Reference is made to that certain trust deed made by Jason Dodson, as grantor(s), to Amer- ittle, as trustee, in favor of Shasta Fi- nancial Services, as beneficiary, dated September 10, 1999, recorded September 21, 1999, in the mort- gage records of Klamath County, Ore- gon, in fee/file/in- strument/micro- film/file No. Vol. M99, Page 37485, covering the follow- ing described real property situated in said county and state, to wit:

Lot 34, of Summers Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; which has the ad- dress commonly known as 4017 Bris- tol Avenue, Klamath Falls, Oregon 97603.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obliga- tions secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the de- fault for which the foreclosure is made is grantor's failure to pay when due the following sums: **TOTAL REQUIRED TO REINSTATE THIS LOAN AS OF 08/21/2002 IS \$2,487.80.**

By reason of said default the benefi- ciary has declared all sums owing on the obligation se- cured by said trust deed immediately

due and payable, said sums being the following, to wit: **TOTAL AMOUNT DUE TO PAYOFF THIS LOAN AS OF 02/01/2003 IS: \$70,271.71.**

The Notice of De- fault and original Notice of Sale given pursuant thereto stated that the prop- erty would be sold on February 6, 2003, at the hour of 10:00 AM, Standard Time, as established by Section 187.110 Ore- gon Revised Stat- utes, in the City of Klamath Falls, County of Klamath, State of Oregon; however, subsequent to the recording of said Notice of De- fault the original sale proceedings were stayed by or- der of the court or by proceedings un- der the National Bankruptcy Act or for other lawful rea- son. The benefi- ciary did not partici- pate in obtaining such stay. Said stay was terminated on January 14, 2003.

WHEREFORE, no- tice hereby is given that the undersigned trustee will on March 25, 2003 at the hour of 10:00 AM, which is the new time and place, in accord with the standard of time es- tablished by ORS 187.110, at front steps of Klamath County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, sell at pub- lic auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which

the grantor or gran- tor's successors in interest acquired af- ter 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. No- tice 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 foreclo- sure proceeding dis- missed and the trust deed reinstated by payment to the benefi- ciary of the entire amount then due (other than such portion of the princi- pal as would not then be due had no default occurred) and by curing any other default com- plained of herein that is capable of being cured by ten- dering the perform- ance required under the obligation or trust deed, and in addition to paying said sums or tending the performance necessary to cure the default, by pay- ing all costs and ex- penses actually in- curred 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 succes- sor 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" in- clude their respec- tive successors in in- terest, if any.

Dated: January 24, 2003. Glenn H. Pro- haska, Trustee, 4425 SW Corbett Ave., Portland, OR 97201. (503) 241-0020. Fax (503) 223-6212. #5457 February 5, 12, 19, 26, 2003

**After Recording Return To:**

Glenn H. Prohaska  
4425 SW Corbett Avenue  
Portland, Oregon 97201

14397

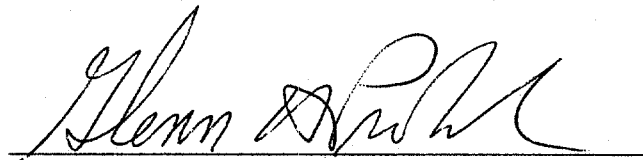
This Space Reserved For Recorder's Use

**CERTIFICATE OF NON-MILITARY SERVICE**

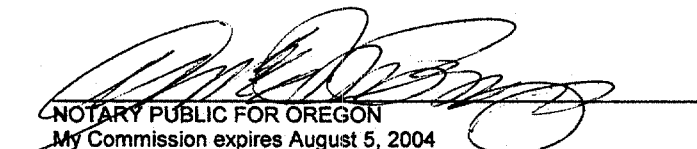
STATE OF OREGON, County of Multnomah ) ss.

THIS IS TO CERTIFY that I am the beneficiary in that certain trust deed in which Jason Dodson as grantor, conveyed to Amerititle as trustee, certain real property in Klamath County, Oregon. The trust deed was dated September 10, 1999 and recorded September 21, 1999 in the Records of that county, Recording No./Fee No./Vol. M99, Page 37485. Thereafter, a Notice of Default with respect to the trust deed was recorded September 10, 2002 as Recording No./Fee No./Vol. M02, Page 51243. Thereafter, the trust deed was duly foreclosed by advertisement and sale, and the real property covered by the trust deed was sold at the trustee's sale on March 25, 2003. I reasonably believe that, at no time during the period of three months and one day immediately preceding the day of the sale, and including the day thereof, was the real property described in and covered by the trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

In construing this certificate the singular includes the plural, "grantor" includes any successor in interest to the grantor, "trustee" includes any successor trustee, and "beneficiary" includes any successor in interest to the beneficiary named in the trust deed.

  
Glenn H. Prohaska, OSB #69140

Personally appeared before me the above named Glenn H. Prohaska on March 5, 2003 and acknowledged the foregoing to be his voluntary act and deed.

  
NOTARY PUBLIC FOR OREGON  
My Commission expires August 5, 2004

