

Vol M03 Page 17141

State of Oregon, County of Klamath  
Recorded 03/21/2003 11:04 A.m.  
Vol M03 Pg 17141-47  
Linda Smith, County Clerk  
Fee \$ 61 # of Pgs 7

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.

K59868

**AFTER RECORDING RETURN TO:**

ORDER # 59868

**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.

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

**AFFIDAVIT OF PUBLICATION OF NOTICE OF SALE**

**PROOF OF SERVICE**

**Original Grantor on Trust Deed:**

**Beneficiary:**

KS9888

17142

**AFFIDAVIT OF MAILING OF NOTICE OF SALE**

STATE OF OREGON )  
 ) ss.  
COUNTY OF LANE )

I, MICHAEL C. AROLA, being first duly sworn, depose and say:

1. I am the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. I served the attached Trustee's Notice of Sale upon the following parties by depositing true copies thereof in the United States Mail at Eugene, Oregon, on December 23, 2002:

Greg A. Bosley  
5660 Bartlett Avenue  
Klamath Falls OR 97603

Bank One, NA  
100 E. Broad Street  
Columbus OH 43271

3. The above copies were enclosed in sealed envelopes addressed to the parties named above at the addresses set forth below their names which, to the best of my knowledge, were their last known addresses as of the date of mailing. The copies were mailed by certified mail, return receipt requested, and by first class mail, with postage prepaid.

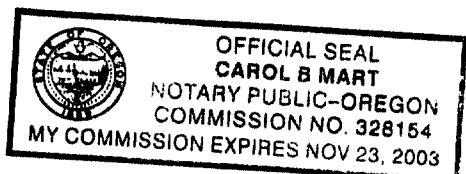
Michael C. Arola

Michael C. Arola

Signed and sworn to before me on December 23, 2002, by MICHAEL C. AROLA.

and B Mart

Notary Public for Oregon  
My Commission Expires: 11-23-03



RECORDED BY: **Caroline, Hunter, et al**  
WRITER: **Carol B. Mart**  
P.O. Box 1475  
Eugene, OR 97440

**AFFIDAVIT OF MAILING**

## PROOF OF SERVICE

17143

STATE OF OREGON )  
                         ) ss.  
COUNTY OF KLAMATH )

I swear that I am competent person 18 years of age or older and a resident of the State of Oregon; that I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise, named in the attached Trustee's Notice of Sale; that I served a true copy of the attached Trustee's Notice of Sale on the following persons and that each person served is the identical one named in the trustee's instructions to me.

## Personal Service

On December 17th, 2002, at 11:20 o'clock, A.M., I delivered the attached original Trustee's Notice of Sale to Colleen Bosley in person, at 5660 Bartlett Ave. Klamath Falls, OR 97603.

On \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., I delivered the attached original Trustee's Notice of Sale to \_\_\_\_\_ in person, at \_\_\_\_\_.

On \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., I delivered the attached original Trustee's Notice of Sale to \_\_\_\_\_ in person, at \_\_\_\_\_.

## Substitute Service

On December 17th, 2002, at 11:20 o'clock, A.M., I served the attached Trustee's Notice of Sale on Terra Ronin by delivering a original copy to Colleen Bosley, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at 5660 Bartlett Ave. Klamath Falls, OR 97603.

On December 17th, 2002, at 11:20 o'clock, A.M., I served the attached Trustee's Notice of Sale on Debbie Zettle by delivering an original copy to Colleen Bosley, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at 5660 Bartlett Ave. Klamath Falls, OR 97603.

## Office Service

On \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I left an original copy of the Trustee's Notice of Sale with \_\_\_\_\_, the person apparently in charge of the business office maintained by \_\_\_\_\_ at \_\_\_\_\_.

On \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I left an original copy of the Trustee's Notice of Sale with \_\_\_\_\_, the person apparently in charge of the business office maintained by \_\_\_\_\_ at \_\_\_\_\_.



Rob Girard

Signed and sworn to before me on December, 18, by Rob Gerard

Margaret A. Nielsen  
Notary Public for Oregon  
My Commission Expires: 4-12-04



AFTER RECORDING RETURN TO:  
Hershner, Hunter, et al  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440

17144

**NOTICE OF SUBSTITUTE SERVICE**

TO:

Debbie Zettle  
5660 Bartlett Avenue  
Klamath Falls OR 97603

You are hereby notified that you were served with a Trustee's Notice of Sale, a true copy of which is attached hereto, by delivery of an original copy of the Notice of Sale at your dwelling house or usual place of abode indicated above, as follows:

**Date and Time of Service:**

December 17, 2002, 11:20 a.m.

**Person to Whom the Notice  
Was Delivered:**

Colleen Bosley

/s/ Michael C. Arola  
MICHAEL C. AROLA  
Successor Trustee

**AFFIDAVIT OF MAILING**

STATE OF OREGON )  
 )  
 ) SS.  
COUNTY OF LANE )

I, MICHAEL C. AROLA, being first duly sworn, depose and say that:

I mailed an original Notice of Substitute Service, a true copy of which appears above, together with a true copy of the Notice of Sale referred to therein, by placing them in a sealed envelope, addressed as shown above and mailed by certified mail, return receipt requested, with postage prepaid in the United States Mail at Eugene, Oregon, on December 19, 2002.

Michael C. A.  
MICHAEL C. AROLA

Signed and sworn to before me on December 19, 2002, by MICHAEL C. AROLA.



Notary Public for Oregon  
My Commission Expires: 11-23-03

## NOTICE OF SUBSTITUTE SERVICE

A/P/M/R RECORDING RETURN TO:  
Herrlinger, Hunter, et al  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440

17145

NOTICE OF SUBSTITUTE SERVICE

TO:

Terra Ronin  
5660 Bartlett Avenue  
Klamath Falls OR 97603

You are hereby notified that you were served with a Trustee's Notice of Sale, a true copy of which is attached hereto, by delivery of an original copy of the Notice of Sale at your dwelling house or usual place of abode indicated above, as follows:

Date and Time of Service:

December 17, 2002, 11:20 a.m.

Person to Whom the Notice  
Was Delivered:

Colleen Bosley

/s/ Michael C. Arola

MICHAEL C. AROLA,  
Successor Trustee

AFFIDAVIT OF MAILING

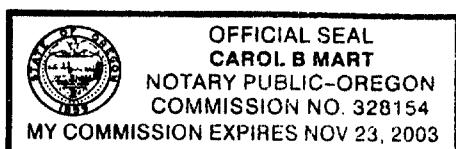
STATE OF OREGON )  
 ) ss.  
COUNTY OF LANE )

I, MICHAEL C. AROLA, being first duly sworn, depose and say that:

I mailed an original Notice of Substitute Service, a true copy of which appears above, together with a true copy of the Notice of Sale referred to therein, by placing them in a sealed envelope, addressed as shown above and mailed by certified mail, return receipt requested, with postage prepaid in the United States Mail at Eugene, Oregon, on December 19, 2002.

Michael C. Arola  
MICHAEL C. AROLA

Signed and sworn to before me on December 19, 2002, by MICHAEL C. AROLA.



Carol B Mart  
Notary Public for Oregon  
My Commission Expires: 11-23-03

AFTER RECORDING RETURN TO:  
Hershner, Hunter, et al  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440

NOTICE OF SUBSTITUTE SERVICE

The following Trustee's Notice of Sale is served on you (if mailed, by certified mail, return receipt requested and first class mail) pursuant to ORS Chapter 86, requiring notice of the foreclosure to be given to the grantor of the trust deed, to certain successors in interest of the grantor and junior lien holders, and to the occupants of the property.

TO:

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor: COLLEEN M. BOSLEY and GREG A. BOSLEY  
 Trustee: WILLIAM L. SISEMORE  
 Successor Trustee: MICHAEL C. AROLA  
 Beneficiary: KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

Lot 13 in Block 2 of TRACT NO. 1088, FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: July 19, 1999  
 Volume M99, Page 28592  
 Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: A partial monthly payment in the amount of \$759.90 due September 1, 2002, plus monthly payments in the amount of \$882.00 each, for the months of October through December 2002; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$92,147.60 plus interest at the rate of 7.5% per annum from August 1, 2002; plus late charges of \$67.80; plus advances in the amount of \$1,303.20; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE.

Date: April 24, 2003  
 Time: 11:00 a.m. as established by ORS 187.110  
 Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (541) 686-8511.

DATED: December 13, 2002.

*/s/ Michael C. Arola*

AFTER RECORDING RETURN TO:

Hershner, Hunter, et al  
 Attn: Carol B. Mart  
 P.O. Box 1475  
 Eugene, OR 97440

MICHAEL C. AROLA, Successor Trustee  
 HERSHNER, HUNTER, ANDREWS, NEILL & SMITH, LLP  
 P.O. Box 1475  
 Eugene, OR 97440

FAIR DEBT COLLECTION PRACTICES ACT NOTICE

We are attempting to collect a debt on behalf of the beneficiary named above (also referred to as the "creditor") and any information obtained will be used for that purpose. This debt is owed to the creditor in the amount of described above. Under some circumstances, you may receive more than one copy of this notice. Unless you dispute the validity of this debt, or any portion thereof, in writing within 30 days after your first receipt of the original or a copy of this notice, we will assume the debt to be valid. If you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that the debt, or any portion thereof, is disputed, we will obtain verification of the debt or (if applicable) a copy of a judgment against you and a copy of the verification or (if applicable) the judgment will be mailed to you. We will provide you with the name and address of the original creditor, if different from the creditor named above, if you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that you request such information. This communication is from a debt collector.

# Affidavit of Publication

17147

## 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 # 5487

Notice of Sale/Bosley

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 13, 20, 27, March 6, 2003

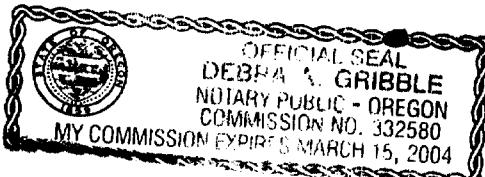
Total Cost: \$567.00

*Larry L. Wells*  
Subscribed and sworn

before me on: March 6, 2003

*Debra A. Inbile*  
Notary Public of Oregon

My commission expires March 15, 2004



### TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES: Grantor: COLLEEN M. BOSLEY and GREG A. BOSLEY; Trustee: WILLIAM L. SEMORE; Successor Trustee: MICHAEL C. AROLA; Beneficiary: Klamath First Federal Savings and Loan Association.

2. DESCRIPTION OF PROPERTY: The real property is described as follows: Lot 13 in Block 2 of TRACT NO. 1088, FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. RECORDING: The Trust Deed was recorded as follows: Date Recorded: July 19, 1999; Volume M99, Page 28592; Official Records of Klamath County, Oregon.

4. DEFAULT: The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: A partial monthly payment in the amount of \$759.90 due September 1, 2002, plus

monthly payments in the amount of \$882.00 each, for the months of October through December 2002; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE: The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$92,147.60 plus interest at the rate of 7.5% per annum from August 1, 2002; plus late charges of \$67.80; plus advances in the amount of \$1,303.20; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL: The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE: Date: April 24, 2003; Time: 11:00 AM as established by ORS 187.110; Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

8. RIGHT TO REINSTATE: Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (541) 686-8511.

Dated: December 13, 2002. Michael C. Arola, Successor Trustee. Hershner, Hunter, Andrews, Neill & Smith, LLP, PO Box 1475, Eugene, OR 97440. #5487 February 13, 20, 27, March 6, 2003.

AFTER RECORDING RETURN TO:  
Hershner, Hunter, et al  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440