

() TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
or
(X) TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein James L. Wellman, is grantor; AmeriTitle, an Oregon Corporation is Trustee; and Victor M. Jimenez and Maria E. Jimenez, or the survivor thereof, is Beneficiary, recorded in Official/Microfilm Records, Vol. M02, page 12270, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 16 in Block 45 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: instalment in the amount of \$150.19 due on March 28, 2002, and each successive month thereafter; failure to pay principal payment in the amount of \$1,500.00 on July 1, 2002; failure to pay real property taxes for the year 2002-03.

The sum owing on the obligation secured by the trust deed is: \$7,000.00 plus interest at the rate of 8% per annum from February 28, 2002, plus all applicable late charges, plus trustee's fees, attorney's fees, foreclosure costs, all applicable late charges, and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on April 7, 2003 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 803 Main Street., #201, Klamath Falls, Klamath, County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

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

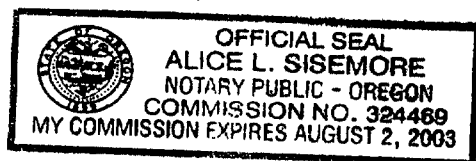
Dated: 12/03/02

William L. Sisemore
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on December 3, 2002, by William L. Sisemore,

Alice L. Sisemore, Notary Public for Oregon-My Commission Expires: 08/02/2003



Certified to be a true copy:

Attorney for Trustee

After recording, return to:
William L. Sisemore
Attorney at Law
803 Main Street, #201
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 04/07/2003 11:08 A.m.
Vol M03 Pg 21276-80
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

✓

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
AND PROOF OF PERSONAL SERVICE ON OCCUPANTS

STATE OF OREGON)
) SS
County of Klamath)

I, William L. Sisemore, 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 Oregon, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original Trustee's Notice of Default and Election to Sell and Trustee's Notice of Sale given under the terms of that certain deed described in said notice.

 X (1) I gave notice of the sale of the real property described in the attached Notice of Default and Election to Sell and Trustee's Notice of Sale by mailing a copy thereof, certified by William L. Sisemore, to be a true copy of the original notice, by both first class and certified mail with return receipt requested, restricted delivery, by placing the notices in a sealed envelope, with postage thereon, fully prepaid, and deposited in the United States Mail at Klamath Falls, Oregon, on 12/03/02, which was after the Trustee's Notice of Default and Election to Sell was recorded, to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

James L. Wellman - 9157 Ground Squirrel, Bonanza, OR 97623

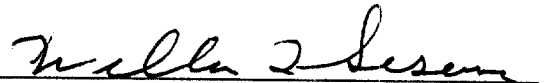
Said persons include (a) The grantor of the trust deed; (b) Any successor-in-interest to the grantor whose interest appears of record, or of whose interest the trustee or beneficiary has actual notice; (c) Any person including the Department of Revenue or any other state agency having a lien or interest subsequent to the Trust Deed if the lien or interest appears of record or the beneficiary has actual notice of lien or interest; (d) Any person requesting notice as required by ORS 86.785.

 (2) The following persons were personally served as shown by Exhibit attached hereto. N/A

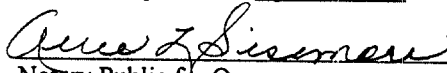
 X (3) Personal service of Trustee's Notice of Sale was not required because the property is not occupied as shown by Exhibit 1 attached hereto.

 X (4) The grantor(s) of the trust deed was/were not in the military service as shown by Exhibit 2 attached hereto.

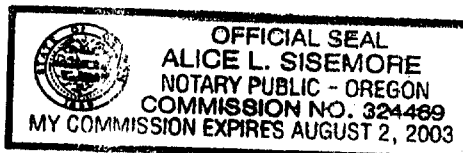
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.


William L. Sisemore

Subscribed and sworn to before me by the above-named person on April 7, 2003.


Notary Public for Oregon
My Commission Expires: 08/02/2003

After recording, return to:
William L. Sisemore
Attorney at Law
803 Main Street, #201
Klamath Falls, OR 97601

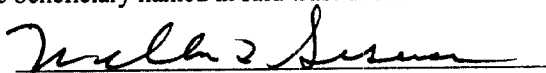


CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON)
) SS
County of Klamath)

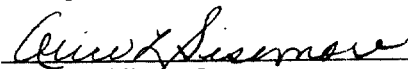
THIS IS TO CERTIFY that I am the Attorney and Trustee for beneficiary in that certain trust deed in which James L. Wellman, as grantor, conveyed to AmeriTitle, an Oregon Corporation, as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated February 22, 2002, and recorded February 28, 2002, in the mortgage records of said county, in book/reel/volume M02, page 12270; thereafter a notice of default with respect to said trust deed was recorded December 3, 2002, in book/reel/volume M02, at page 69959, of said mortgage records; thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on April 7, 2003; I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said 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 masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary named in said trust deed.


William L. Sisemore, Trustee

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on April 7, 2003, by William L. Sisemore.


Notary Public for Oregon
My Commission Expires: 08/02/2003

After recording, return to:
William L. Sisemore
803 Main St., #201
Klamath Falls, OR 97601

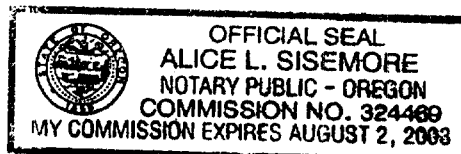


Exhibit 1

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY


STATE OF OREGON)
) ss
 County of Klamath)

I, William L. Sisemore, being first duly sworn, depose, say and certify that: I am the successor trustee in that certain trust deed executed and delivered by James L. Wellman as grantor(s) to AmeriTitle, an Oregon Corporation as trustee, in which Victor M. Jimenez and Maria E. Jimenez, or the survivor thereof, is beneficiary(ies), recorded on February 28, 2002, in the mortgage records of Klamath County, Oregon, in book/reel/volume no. M02, at page 12270, covering the following described real property situated in said county:

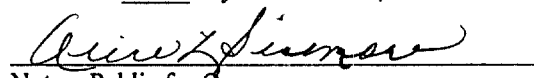
Lot 16 in Block 45 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on December 3, 2002, the above-described real property was not occupied.

The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed first mentioned above.


 William L. Sisemore, Successor Trustee

Subscribed, sworn to and acknowledged before me this 3 day of December, 2002.


 Notary Public for Oregon
 My Commission Expires: 08/02/03

After recording, return to:

William L. Sisemore
 Attorney at Law
 803 Main St., #201
 Klamath Falls, OR 97601



Affidavit of Publication

21280

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 # 5375

Notice of Sale/Wellman

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 12, 19, 26, 2002, Jan. 2, 2003

Total Cost: \$405.00

Larry L. Wells
Subscribed and sworn
before me on: January 2, 2003

Debra A. Snibbe
Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein James L. Wellman, is grantor; Amerititle, an Oregon Corporation is Trustee; and Victor M. Jimenez and Maria E. Jimenez or the survivor thereof, is Beneficiary, recorded in Official/Microfilm Records, Vol. M02, Page 12270, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

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The obligation secured by the trust deed is in default because the grantor has failed to pay the following; installment in the amount of \$150.19 due on March 28, 2002, and each successive month thereafter; failure to pay principal payment in the amount of \$1,500.00 on July 1, 2002; failure to pay real property taxes for the year 2002-03.

The sum owing on the obligation secured by the trust deed is: \$7,000.00 plus interest at the rate of 8% per annum from February 28, 2002, plus all ap-

plicable late charges, plus trustee's fees, attorney's fees, foreclosure costs; all applicable late charges, and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on April 7, 2003 at 10:00 AM based on standard of time established by ORS 187.110 at 803 Main Street, #201, Klamath Falls, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

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

Dated: 12/03/02.
William L. Sismore, Trustee.
#5375 December 12, 19, 26, 2002, January 2, 2003.

