

Vol M03 Page 38613

03 JUN 9 11:33 AM '03

**RECORDING COVER SHEET FOR NOTICE  
OF SALE PROOF OF COMPLIANCE PER  
O.R.S. 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 06/06/2003 11:33 a m.  
Vol M03 Pg 38613 - 25  
Linda Smith, County Clerk  
Fee \$ 91.00 # of Pgs 13

WHEN RECORDED MAIL TO

**REGIONAL TRUSTEE SERVICES CORPORATION**, as Trustee  
720 Seventh Avenue, Suite 100  
Seattle, WA 98104

Trustee's Sale No: 09-FW-32230



**MARK NAME(S) OF ALL THE TRANSACTION(S)** described in the attached instrument. Fill in the Original Grantor on 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 NOTICE OF SALE****PROOF OF SERVICE /AFFIDAVIT OF NON-OCCUPANCY****Original Grantor on Trust Deed****GOLDEN ROSE LEASING, INC., A NEVADA CORPORATION****Beneficiary****FRED A. WALLACE AND PATRICIA A. WALLACE WITH RIGHTS OF SURVIVORSHIP**

REGIONAL TRUSTEE SERVICES CORPORATION  
 720 Seventh Avenue, Suite 100  
 Seattle, WA 98104  
 Phone: (206) 340-2550 / Fax:

Trustee Sale No.: 09-FW-32230



Affidavit of Mailing Trustee's Notice of Sale

STATE OF WASHINGTON     )  
                                   ) ss.  
 COUNTY OF KING         )

The undersigned, being first duly sworn, states that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of Washington, and over the age of eighteen years, and not the beneficiary or his successor in interest named in the attached original Notice of Sale given under the terms of that certain trust deed described in said Notice.

That I gave notice of the sale of the real property described in the attached Notice of Sale by mailing a copy 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:

DAVE CLELLAND DBA GOLDEN ROSE LEASING, 19855 HIGHWAY 97 SOUTH, KLAMATH FALLS, OR, 97603  
 DAVE CLELLAND DBA GOLDEN ROSE LEASING, 19991 HIGHWAY 97 SOUTH, KLAMATH FALLS, OR, 97603  
 DAVID G. CLELLAND, 19855 HIGHWAY 97 SOUTH, KLAMATH FALLS, OR, 97603  
 DAVID G. CLELLAND, 19991 HIGHWAY 97 SOUTH, KLAMATH FALLS, OR, 97603  
 GOLDEN ROSE LEASING, INC., 342 WOLVERRINE WAY #950, SPARKS, NV, 89431  
 GOLDEN ROSE LEASING, INC., A NEVADA CORPORATION, 19855 HIGHWAY 97 SOUTH, KLAMATH FALLS, OR, 97603  
 GOLDEN ROSE LEASING, INC., A NEVADA CORPORATION, 19991 HIGHWAY 97 SOUTH, KLAMATH FALLS, OR, 97603  
 PARTIES IN POSSESSION, 19855 HIGHWAY 97 SOUTH, KLAMATH FALLS, OR, 97603  
 PARTIES IN POSSESSION, 19991 HIGHWAY 97 SOUTH, KLAMATH FALLS, OR, 97603  
  
 ADVANCED MORTGAGE & INVESTMENTS, INC., C/O LIE TAN, REG AGENT, 835 S RIVERSIDE AVE, MEDFORD, OR, 97501  
 ADVANCED MORTGAGE AND INVESTMENTS, INC., , 835 S. RIVERSIDE AVENUE, MEDFORD, OR, 97501  
 ATTORNEY DONALD R. CRANE, , 303 PINE STREET, SUITE 201, KLAMATH FALLS, OR, 97601  
 CARTER JONES COLLECTION LLC, , PO BOX 145, KLAMATH FALLS, OR, 97601 0375  
 CARTER-JONES COLLECTION INC, 1143 PINE ST, KLAMATH FALLS, OR, 97601  
 CARTER-JONES COLLECTION LLC, C/O KENT PEDERSON, 1143 PINE ST, KLAMATH FALLS, OR, 97601  
 DAVE CLELLAND, D/B/A WORDEN SPEEDWAY, 19855 HWY 97 S, KLAMATH FALLS, OR, 97603  
 DAVE CLELLAND, D/B/A WORDEN SPEEDWAY, 19991 HWY 97 S, KLAMATH FALLS, OR, 97603  
 DAVID GERALD CLELLAND, D/B/A D CLELLAND TRUCKING, 19855 HWY 97 S, KLAMATH FALLS, OR, 97603  
 DAVID GERALD CLELLAND, D/B/A D CLELLAND TRUCKING, 19991 HWY 97 S, KLAMATH FALLS, OR, 97603  
 HANNELORE A KINGSBURY, 19855 HWY 97 S, KLAMATH FALLS, OR, 97603

HANNELORE A KINGSBURY, 19991 HWY 97 S, KLAMATH FALLS, OR, 97603  
 HIGHLAND COMMUNITY FEDERAL CREDIT UNION, , 3737 SHASTA WAY, KLAMATH FALLS, OR, 97603  
 INTERNAL REVENUE SERVICE, , 915 SECOND AVENUE, MS W246, SEATTLE, WA, 98174  
 JOSEPH M KINGSBURY, 19855 HWY 97 S, KLAMATH FALLS, OR, 97603  
 JOSEPH M. KINGSBURY, 19991 HWY 97 S, KLAMATH FALLS, OR, 97603  
 KLARA M MATHIS, 19991 HWY 97 S, KLAMATH FALLS, OR, 97603  
 KLARA M. MATHIS, 19855 HWY 97 S, KLAMATH FALLS, OR, 97603  
 KLARA MATHIS, , 717 MURPHY ROAD, MEDFORD, OR, 97504  
 LES SCHWAB TIRE, C/O G P WICK, REG AGENT, PO BOX 667, PRINEVILLE, OR, 97754  
 LES SCHWAB TIRE CENTER, , PO BOX 667, PRINEVILLE, OR, 97754  
 LES SCHWAB TIRE CENTERS, ATTORNEY CARL DUTLI, 545 NE 7TH STREET, PRINEVILLE, OR, 97554  
 NEW NORTHWEST BROADCASTERS, ATTORNEY THOMAS HOOPER, 1100 SW 6TH AVENUE, #1507, PORTLAND, OR, 97204 1016  
 NEW NORTHWEST BROADCASTERS, 15405 SE 37TH ST, STE 130, BELLEVUE, WA, 98006  
 NEW NORTHWEST BROADCASTERS, C/O C T CORPORATION, REG AGENT, 388 STATE ST STE 420, SALEM, OR, 97301  
 NEW NORTHWEST BROADCASTERS, , 4509 SOUTH 6TH, KLAMATH FALLS, OR, 97603  
 OREGON DEPARTMENT OF TRANSPORTATION, , 550 CAPITOL STREET NE, SALEM, OR, 97301 2530  
 RICK COFFMAN, C/O BRADFORD J. ASPELL, ATTY, 122 SOUTH FIFTH STREET, KLAMATH FALLS, OR, 97601  
 RICK COFFMAN, , 5344 STURDIVANT, KLAMATH FALLS, OR, 97603  
 RICK'S WELDING, C/O J. DAVID COUGHLIN, 1650 DEWEY AVE, BAKER CITY, OR, 97814  
 RICK'S WELDING, PO BOX 1012, BAKER CITY, OR, 97814  
 SOUTHERN OREGON CREDIT SERVICE, , 841 STEWART AVENUE #11, MEDFORD, OR, 98501  
 SOUTHERN OREGON CREDIT SERVICE, INC., C/O LINDA COLLINS, REG AGENT, 841 STEWART AVE STE 11, MEDFORD, OR, 97501  
 SOUTHERN OREGON CREDIT SERVICE, INC., C/O LINDA COLLINS, REG AGENT, PO BOX 4708, MEDFORD, OR, 97501  
 VOLVO COMMERCIAL FINANCE LLC, C/O C T CORPORATION SYSTEM, 388 STATE STE STE 420, SALEM, OR, 97301  
 VOLVO COMMERCIAL FINANCE, LLC, , PO BOX 26131, GREENSBORO, NC, 27402 6131

Said persons include (a) the grantor in the trust deed, (b) 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 required b ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by an authorized representative of the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Seattle, WASHINGTON, on 3/7/2003. 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 and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the Notice of Default and Election to Sell described in said Notice of Sale was recorded.

38616

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

  
On behalf of Regional Trustee Services Corporation

SUBSCRIBED AND SWORN TO before me on

3/7/2003

  
NOTARY PUBLIC for WASHINGTON  
My commission expires: 2/23/2005

MATTHEW GARY EVANS  
STATE OF WASHINGTON  
NOTARY ---- PUBLIC  
MY COMMISSION EXPIRES 2-23-05

38617

**NOTICE TO BORROWER:** YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**TRUSTEE'S NOTICE OF SALE**

*Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.*  
Trustee's Sale No. 09-FW-32230



Reference is made to that certain Deed of Trust made by, GOLDEN ROSE LEASING, INC., A NEVADA CORPORATION, as grantor, to AMERITITLE, as Trustee, in favor of FRED A. WALLACE AND PATRICIA A. WALLACE WITH RIGHTS OF SURVIVORSHIP, as beneficiary, dated 3/29/2002, recorded 4/25/2002 in Volume M02, page 24372, of Deeds of Trust, under Instrument No. , records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by FRED A. WALLACE AND PATRICIA A. WALLACE WITH RIGHTS OF SURVIVORSHIP. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

The street address or other common designation, if any, of the real property described above is purported to be:

19855 HIGHWAY 97 SOUTH  
KLAMATH FALLS, OR 97603

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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:

	Amount due as of March 4, 2003
Delinquent Payments from September 01, 2002	
7 payments at \$ 1,319.76 each	\$ 9,238.32
(09-01-02 through 03-04-03)	
Late Charges:	\$ 395.94
Beneficiary Advances:	\$ 0.00
	=====
TOTAL:	\$ 9,634.26

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances,

property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

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:

UNPAID PRINCIPAL BALANCE OF \$84,339.99, PLUS interest thereon at 14.000% per annum from 8/8/2002, until paid., together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee, will on June 30, 2003, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the 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 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.

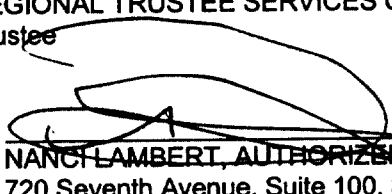
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

38619

DATED: March 04, 2003

REGIONAL TRUSTEE SERVICES CORPORATION  
Trustee

By

  
NANCY LAMBERT, AUTHORIZED AGENT  
720 Seventh Avenue, Suite 100, Seattle, WA 98104  
Phone: (206) 340-2550  
Sale Information: <http://www.rtrustee.com>

STATE OF WASHINGTON     }  
                                      } ss.  
COUNTY OF KING         }

I certify that I am an authorized representative of trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Authorized Representative of Trustee

38620

Exhibit A

09-FW-32230

**PARCEL 1:**

**A parcel of land situate in portions of Government Lots 2, 3 and 4 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Commencing at the meander corner common to Sections 27 and 34 and running South 15° 58' 10" East 174.6 feet to the Southeasterly right of way line of Highway 97; thence along said right of way line, South 32° 22' 00" West 1,641.36 feet to the point of beginning; thence leaving the right of way line, South 57° 38' 00" East 931.63 feet to the 1858 meander line; thence along said meander line South 05° 38' 20" West 1,046.00 feet; thence North 71° 41' 00" West 429.9 feet; thence South 85° 27' 40" West 266.65 feet; thence South 44° 06' 10" West 291.8 feet; thence leaving the meander line, North 62° 18' 20" West 413.79 feet; thence North 32° 22' 00" East 44.23 feet; thence North 30° 34' 50" East 1,284.01 feet; thence North 57° 38' 00" West 260.00 feet to the Southeasterly right of way line of Highway 97; thence North 32° 22' 00" East 190.59 feet to the point of beginning.**

**PARCEL 2:**

**A parcel of land situate in portions of Government Lots 3 and 4 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Commencing at the meander corner common to Sections 27 and 34 and running South 15° 58' 10" East 174.6 feet to the Southeastern right of way line of Highway 97; thence along said right of way line, South 32° 22' 00" West 3,184.09 feet to the point of beginning; thence leaving the right of way line, South 62° 18' 20" East 714.81 feet to the 1858 meander line; thence South 44° 06' 10" West 381.02 feet; thence South 60° 32' 35" West 469.70 feet; thence South 05° 08' 55" West 32.76 feet; thence leaving the meander line, North 57° 38' 00" West 428.14 feet to the Southeasterly right of way line of Highway 97; thence along said right of way line, North 32° 22' 00" East 757.99 feet to the point of beginning.**



AFFIDAVIT OF SERVICE

38621

Trustee's Sale No.: 09-FW-32230  
Trustee's Sale Date: 6-30-03  
Grantor/Successor: \_\_\_\_\_

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF Klamath             )

I hereby certify and swear that I am now and at all times herein mentioned a citizen of the United States and resident of the State of Oregon, over the age of eighteen years, not a party to or interested in the above entitled action and competent to be a witness herein.

I made service of the attached Trustee's Notice of Sale upon the occupants of 19855 Highway 97 South Klamath Falls, OR 97603, pursuant to ORC 86.745 and ORCP 7 D(2) and D(3):

PERSONAL SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant by delivering a copy to Steve Allen personally and in person, on 3/5/03, at 7:09am/pm

SUBSTITUTED SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant, Dave Clelland by delivering such true copy(s) at his/her dwelling house or usual place of abode, to Steve Allen, who is a person over the age of 14 years and an occupant of residence, on March 5, 2003, at 7:09 am/pm.

SUBSTITUTE SERVICE MAILER

That on the 6th day of March, 2003, I deposited by regular/registered/certified mail with the United States Post Office a properly addressed, postage prepaid envelope containing a copy of said Trustee's Notice of Sale, addressed to Occupant(s), at the address stated in said Notice of Trustee Sale, with a statement of the date, time and place at which substitute service was made.

( ) Substitute Service Mailer attached as a separate document.

NON-OCCUPANCY

I certified that I received the within document for service on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. After due search, careful inquiry and diligent attempts at the address listed in the Trustee's Notice of Sale, I have been unable to effect process upon the occupant being served due to non-occupancy of said property (address listed above). The following attempts were made:

By: \_\_\_\_\_  
Print Name: Cory Dickens

Subscribed and Sworn before me this 21 day of April, 2003.



\_\_\_\_\_  
Notary Public and for the State of Oregon  
Commission Expires: \_\_\_\_\_

AFFIDAVIT OF SERVICE

38622

Trustee's Sale No.: 09-FW-32230  
Trustee's Sale Date: 6/30/03  
Grantor/Successor: \_\_\_\_\_ ✓

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF Klamath            )

I hereby certify and swear that I am now and at all times herein mentioned a citizen of the United States and resident of the State of Oregon, over the age of eighteen years, not a party to or interested in the above entitled action and competent to be a witness herein.

I made service of the attached Trustee's Notice of Sale upon the occupants of 19991 Highway 97 South Klamath Falls, OR 97603, pursuant to ORC 36.745 and ORCP 7 D(2) and TD(3):

PERSONAL SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant by delivering a copy to \_\_\_\_\_ personally and in person, on \_\_\_\_\_, at \_\_\_\_\_ am/pm.

SUBSTITUTED SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant, \_\_\_\_\_ by delivering such true copy(s) at his/her dwelling house or usual place of abode, to \_\_\_\_\_, who is a person over the age of 14 years and an occupant of residence, on \_\_\_\_\_, at \_\_\_\_\_ am/pm.

SUBSTITUTE SERVICE MAILER

That on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I deposited by regular/registered/certified mail with the United States Post Office a properly addressed, postage prepaid envelope containing a copy of said Trustee's Notice of Sale, addressed to Occupant(s), at the address stated in said Notice of Trustee Sale, with a statement of the date, time and place at which substitute service was made.

( ) Substitute Service Mailer attached as a separate document.

NON-OCCUPANCY

I certified that I received the within document for service on the 5th day of March, 2003. After due search, careful inquiry and diligent attempts at the address listed in the Trustee's Notice of Sale, I have been unable to effect process upon the occupant being served due to non-occupancy of said property (address listed above). The following attempts were made:

\_\_\_\_\_  
Please see the attached affidavit of attempts.  
\_\_\_\_\_

By: \_\_\_\_\_  
Print Name: Cory Dickens

Subscribed and Sworn before me this 21<sup>st</sup> day of April, 2003.

Margaret A. Nielsen  
Notary Public and for the State of Oregon  
Commission Expires: 4-12-04



# Affidavit of Publication

38623

## 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 # 5570

Notice of Sale/Golden Rose Leasing

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:

March 9, 16, 23, 30, 2003

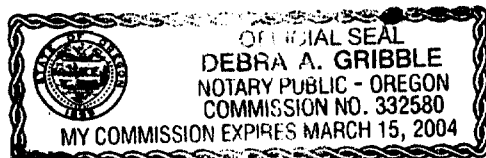
Total Cost: \$1,128.50

Subscribed and sworn

before me on: March 30, 2003

*Debra A. Gribble*  
Notary Public of Oregon

My commission expires March 15, 2004



### TRUSTEE'S NOTICE OF SALE Pursuant to ORS 86.705 et seq. and ORS 79.5010, et seq. Trustee's Sale No. 09-FW-32230

Notice to Borrower: You should be aware that the undersigned is attempting to collect a debt and that any information obtained will be used for that purpose.

Reference is made to that certain Deed of Trust made by, GOLDEN ROSE LEASING, INC., A NEVADA CORPORATION, as grantor, to AMERITITLE, as Trustee, in favor of FRED A. WALLACE AND PATRICIA A. WALLACE WITH RIGHTS OF SURVIVORSHIP, as beneficiary, dated 3/29/2002, recorded 4/25/2002 in Volume M02, page 24372, of Deeds of Trust, under Instrument No., records of Klamath County, Oregon. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by FRED A. WALLACE AND PATRICIA A. WALLACE WITH RIGHTS OF SURVIVORSHIP. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: Attached hereto as Exhibit "A" and incorporated herein as though fully set forth.

#### EXHIBIT "A"

PARCEL 1: A parcel of land situate in portions of Government Lots 2, 3 and 4 in Section 34, Township 40 South, Range 8 East of the Will-

amette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the meander corner common to Sections 27 and 34 and running South 15 degree 58' 10" East 174.6 feet to the Southeastern right of way line of Highway 97; thence along said right of way line, South 32 degree 22' 00" West 1,641.36 feet to the point of beginning; thence leaving the right of way line, South 57 degree 38' 00" East 931.63 feet to the 1858 meander line; thence along said meander line South 05 degree 38' 20" West 1,046.00 feet; thence North 71 degree 41' 00" West 429.9 feet; thence South 85 degree 27' 40" West 266.65 feet; thence South 44 degree 06' 10" West 291.8 feet; thence leaving the meander line, North 62 degree 18' 20" West 413.79 feet; thence North 32 degree 22' 00" East 44.23 feet; thence North 30 degree 34' 50" East 1,284.01 feet; thence North 57 degree 38' 00" West 260.00 feet to the Southeastern right of way line of Highway 97; thence North 32 degree 22' 00" East 190.59 feet to the point of beginning.

PARCEL 2: A parcel of land situate in portions of Government Lots 3 and 4 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the meander corner

common to Sections 27 and 34 and running South 15 degree 58' 10" East 174.6 feet to the Southeastern right of way line of Highway 97; thence along said right of way line, South 32 degree 22' 00" West 3,184.09 feet to the point of beginning; thence leaving the right of way line, South 62 degree 18' 20" East 714.81 feet to the 1858 meander line; thence South 44 degree 06' 10" West 381.02 feet; thence South 60 degree 32' 35" West 469.70 feet; thence South 05 degree 08' 55" West 32.76 feet; thence leaving the meander line, North 57 degree 38' 00" West 428.14 feet to the Southeastern right of way line of Highway 97; thence along said right of way line, North 32 degree 22' 00" East 757.99 feet to the point of beginning.

The street address or other common designation, if any, of the real property described above is purported to be: 19855 HIGHWAY 97 SOUTH, KLAMATH FALLS, OR 97603. The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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:  
 Amount due as of  
 March 4, 2003; De-  
 linquent Payments  
 from September 01,  
 2002, 7 payments at  
 \$1,319.76 each (09-01-  
 02 through 03-04-03)  
 \$9,238.32; Late  
 Charges: \$395.94;  
 Beneficiary Advan-  
 ces: \$0.00; TOTAL:  
 \$9,634.26.

ALSO, if you have  
 failed to pay taxes  
 on the property, pro-  
 vide insurance on  
 the property or pay  
 other senior liens or  
 encumbrances as re-  
 quired in the note  
 and deed of trust,  
 the beneficiary may  
 insist that you do so  
 in order to reinstate  
 your account in good  
 standing. The bene-  
 ficiary may require  
 as a condition to re-  
 instatement that you  
 provide reliable  
 written evidence  
 that you have paid  
 all senior liens or  
 encumbrances,  
 property taxes, and  
 hazard insurance  
 premiums. These  
 requirements for re-  
 instatement should  
 be confirmed by  
 contacting the un-  
 dersigned Trustee.

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; UNPAID  
 PRINCIPAL BAL-  
 ANCE OF \$84,339.99,  
 PLUS interest there-  
 on at 14.000% per  
 annum from  
 8/8/2002, until paid,  
 together with es-  
 crow advances, fore-  
 closure costs, trust-  
 ee fees, attorney  
 fees, sums required  
 for the protection of  
 the property and ad-  
 ditional sums se-  
 cured by the Deed of  
 Trust.

WHEREFORE, no-  
 tice hereby is given  
 that the undersigned  
 trustee, will on June  
 30, 2003 at the hour  
 of 11:00 AM in ac-  
 cord with the stand-  
 ard of time estab-  
 lished by ORS  
 187.110, at Klamath  
 County Courthouse,  
 316 Main Street,  
 Klamath Falls,  
 County of Klamath,  
 State of Oregon, sell  
 at public auction to  
 the highest bidder  
 for cash, the interest  
 in the said described  
 property which the  
 grantor had, or had  
 the power to convey,  
 at the time of the  
 execution by him of  
 the said trust deed,  
 together with any in-  
 terest which the  
 grantor or his suc-  
 cessors in interest  
 acquired after the  
 execution of said  
 trust deed to satisfy  
 the foregoing obliga-  
 tions thereby se-  
 cured and the costs  
 and expenses of  
 sale, including a  
 reasonable charge  
 by the trustee.

Notice is further  
 given that any per-  
 son 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 proceed-  
 ing 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 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 tender-  
 ing 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 mascu-  
 line gender includes  
 the feminine and the  
 neuter, 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: March 04,  
 2003. By: Nanci  
 Lambert, Author-  
 ized Agent; Region-  
 al Trustee Services  
 Corporation, Trust-  
 ee; 720 Seventh Ave-  
 nue, Suite 100, Seat-  
 tle, WA 98104.  
 Phone: (206) 340-  
 2550. Sale Informa-  
 tion:  
<http://www.rtrust-ee.com>.  
 #5570 March 9, 16,  
 23, 30, 2003.

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# Affidavit of Mailing IRS Lien Notice

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