

First American Title Insurance Company**RECORDING COVER SHEET FOR  
NOTICE OF SALE PROOF OF COMPLIANCE  
Per ORS 205.234****AFTER RECORDING RETURN TO:  
J.PISCITELLO 98-5319  
First American Title Insurance Company  
400 COUNTRYWIDE WAY SV-35  
SIMI VALLEY, CA 93065***Klamath, OR*  
**State of Oregon, County of Klamath**Recorded 06/10/2003 3:04 p m.Vol M03 Pg 39615-23

Linda Smith, County Clerk

Fee \$ 71.00 # of Pgs 9TS No.: 03 -02355  
Doc ID #000202077652005N

1584869

- ✓ 1. AFFIDAVIT OF MAILING NOTICE OF SALE  
✓ 2. AFFIDAVIT OF PUBLICATION NOTICE OF SALE  
✓ 3. AFFIDAVIT OF SERVICE  
4. NOTICE OF SALE

Original Grantor on Trust Deed: LEE K. DEVORE

Beneficiary: KLAMATH FIRST FEDERAL SAVINGS & LOAN  
ASSOCIATION

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

61 K  
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# AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF CALIFORNIA, COUNTY OF VENTURA) ss:

I, the undersigned, 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 California, 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 trust deed described in said notice.

I gave notice of 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 address, to-wit:

See attached Exhibit A for all the mailing address(es).

Said 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 required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by First American Title Insurance Company, 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 VENTURA, CALIFORNIA, on 2/26/03. 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 and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale. As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before me on Feb 26, 2003 by Maria Aguilar

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Grantor

and LEE K. DEVORE

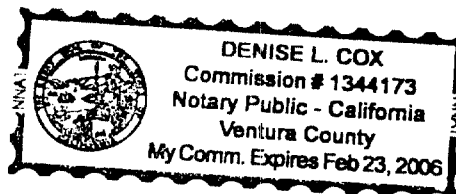
Denise L. Cox  
Notary Public for California

Residing at Ventura

My commission expires: 2.23.06

First American Title Insurance Company  
Trustee TS No. 03-02355

After Recording return to:  
400 COUNTRYWIDE WAY SV-35  
First American Title Insurance Company  
SIMI VALLEY, CA 93065



**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE  
"EXHIBIT A"**

**TS No. 03-02355**

LEE K. DEVORE  
P.O.BOX 4362  
CARSON CITY, NV 89702  
7187 7930 3131 0207 6353

LEE K. DEVORE  
5626 MILLER AVENUE  
KLAMATH FALLS, OR 97603  
7187 7930 3131 0207 6360

Unofficial  
Copy

1000.05956/DEVORE

39618

**PROOF OF SERVICE**

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath       )

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; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, 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 to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, along with the Notice Under the Federal Fair Debt Collection Practices Act, upon an **OCCUPANT** at the following address:

**5626 MILLER AVENUE, KLAMATH FALLS, OREGON 97603**, as follows:


Personal service upon "Jane Doe", by delivering said true copy, personally and in person, at the above address on February 26th, 2003 at 11:04 A.m.

Personal service upon \_\_\_\_\_, by delivering said true copy, personally and in person, at the above address on \_\_\_\_\_, 2003 at \_\_\_\_\_:\_\_\_\_\_.m.

Personal service upon \_\_\_\_\_, by delivering said true copy, personally and in person, at the above address on \_\_\_\_\_, 2003 at \_\_\_\_\_:\_\_\_\_\_.m.

Personal service upon \_\_\_\_\_, by delivering said true copy, personally and in person, at the above address on \_\_\_\_\_, 2003 at \_\_\_\_\_:\_\_\_\_\_.m.

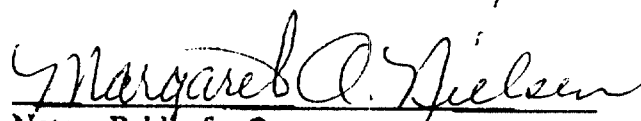
I declare under the penalty of perjury that the above statement is true and correct.

  
Cory Dickens

2/26/03  
263577 -

SUBSCRIBED AND SWORN to before me this 3<sup>rd</sup> day of March, 2003 by Cory Dickens



  
Notary Public for Oregon

# Affidavit of Publication

39619

## 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 # 5634

Notice of Sale/Devore

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:  
April 3, 10, 17, 24, 2003

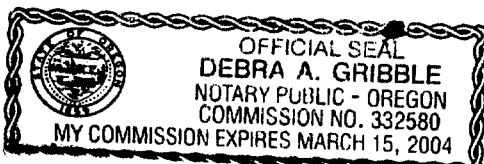
Total Cost: \$823.50

Subscribed and sworn

before me on: April 24, 2003

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 Lee K. Devore, as grantor(s), to William L. Sisemore, as trustee, in favor of Klamath First Federal Savings & Loan Association, as beneficiary, dated 02/20/1998, recorded 02/23/1998, in the mortgage records of Klamath County, Oregon, in Book/ Reel/Volume No. M98 at Page No. 5653 as Recorder's Fee/file/Instrument/microfilm/reception Number 53506, and subsequently assigned to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. by Assignment recorded 06/25/2002 in Book/ Reel/Volume No. M02 at Page No. 36523 Recorder's fee/file/Instrument/microfilm/reception No., covering the following described real property situated in said county and state, to wit:

### SEE ATTACHED:

Lot 23, Pleasant Home Tracts No. 2, in the County of Klamath, State of Oregon. Excepting the Southerly portion described as follows:

Beginning at the Southeast corner of Lot 23, thence North 00 degrees 43' 00" West, along the East line of said Lot 23, 117.00 feet to an existing fence; thence North 89 degrees 13' 05" West, along said fence, 80.00 feet to the West Line of said Lot 23; thence South 00 degrees 43' 00" East 113.00 feet to the southwest corner of said Lot 23;

thence North 89 degrees 21' 00" East to the point of beginning.

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 is grantor's failure to pay when due the following sums: monthly payments of \$417.00 beginning 10/01/2002; plus late charges of \$16.68 each month beginning with the 10/01/2002 payment plus prior accrued late charges of \$100.28; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following to wit: \$51,771.77 with interest thereon at the rate of 7.375 percent per annum beginning 09/01/2002 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary

for the protection of the above described real property and its interests therein.

WHEREFORE, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will on Monday, June 30, 2003 at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, 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 described real property 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 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 com-

REC'D MAY 02 2003

plained 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 the trustee's and attorney's 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: February 18, 2003. First American Title Insurance Company. For further information, please contact: First American Title Insurance Company, 400 Countrywide Way SV-35, Simi Valley, CA 93065. (800) 669-6650. TS No. 03-02355. Doc ID #000202077652005N. #5634 April 3, 10, 17, 24, 2003.



**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Lee K. Devore, as grantor(s), to William L. Sisemore, as trustee, in favor of Klamath First Federal Savings & Loan Association, as beneficiary, dated 02/20/1998, recorded 02/23/1998, in the mortgage records of Klamath County, Oregon, in Book/Reel/Volume No. M98 at Page No. 5653 as Recorder's fee/file/instrument/microfilm/reception Number 53506, and subsequently assigned to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. by Assignment recorded 06/25/2002 in Book/Reel/Volume No. M02 at Page No. 36523 as Recorder's fee/file/instrument/microfilm/reception No. , covering the following described real property situated in said county and state, to wit:

SEE ATTACHED

PROPERTY ADDRESS: 5626 MILLER AVENUE  
KLAMATH FALLS, OR 97603

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 is grantor's failure to pay when due the following sums: monthly payments of \$417.00 beginning 10/01/2002; plus late charges of \$16.68 each month beginning with the 10/01/2002 payment plus prior accrued late charges of \$100.28; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following to wit: \$51,771.77 with interest thereon at the rate of 7.375 percent per annum beginning 09/01/2002 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interests therein.

WHEREFORE, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will on Monday, June 30, 2003 at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, 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 described real property 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 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 the trustee's and attorney's fees not exceeding the amounts provided by OSRS 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 2/18, 2003

  
FIRST AMERICAN TITLE INSURANCE COMPANY

For further information, please contact:

FIRST AMERICAN TITLE INSURANCE COMPANY  
400 COUNTRYWIDE WAY SV-35  
SIMI VALLEY, CA 93065  
(800) 669 6650  
TS No. 03 -02355  
Doc ID #000202077652005N

STATE OF CA )  
COUNTY OF Orange ) ss.

On 2/18/03 before me, Marisa Herrera, personally appeared Paul C. Ciriaco, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_



THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.



39623

LOT 23, PLEASANT HOME TRACTS NO. 2, IN THE COUNTY OF KLAMATH, STATE OF OREGON. EXCEPTING THE SOUTHERLY PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 23, THENCE NORTH 00 DEGREES 43' 00" WEST, ALONG THE EAST LINE OF SAID LOT 23, 117.00 FEET TO AN EXISTING FENCE; THENCE NORTH 89 DEGREES 13' 05" WEST, ALONG SAID FENCE, 80.00 FEET TO THE WEST LINE OF SAID LOT 23; THENCE SOUTH 00 DEGREES 43' 00" EAST 113.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH 89 DEGREES 21' 00" EAST TO THE POINT OF BEGINNING.

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