

03 JUN 25 PM 3:44

Vol M03 Page 43771

RECORDING COVER SHEET FOR
NOTICE OF SALE PROOF OF
COMPLIANCE
Per ORS 205 234

State of Oregon, County of Klamath
Recorded 06/25/2003 3:44 P m
Vol M03 Pg 43771-81
Linda Smith, County Clerk
Fee \$ 81.00 # of Pgs 11

AFTER RECORDING RETURN TO:
Attorneys Equity National Corporation
23721 Birtcher Drive
Lake Forest, CA 92630
TS# 58608-F

- ✓ AFFIDAVIT OF MAILING NOTICE OF SALE
- ✓ AFFIDAVIT OF PUBLICATION NOTICE OF SALE
- ✓ PROOF OF SERVICE

Original Grantor on Trust Deed: TIMOTHY J PRINDIVILLE AND SIGNE D PRINDIVILLE

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.

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

71
x/10

A F F I D A V I T O F M A I L I N G

43772

STATE OF CALIFORNIA]
COUNTY OF ORANGE]

Trustee Sale Number: 58608-F

CARLY NERELL of Attorneys Equity National Corporation being duly sworn, and deposes says:

That he/she is over the age of eighteen years;

That on 03/13/03 by certified mail properly enclosed in a sealed envelope with the prepaid postage thereon, he/she deposited in the United States Post Office at Lake Forest, CA, a true and correct copy of the referenced Notice of Default & Notice of Trustee's Sale addressed to the following:

Cert#: 7002 2410 0004 7364 4651
& Regular Mail

TIMOTHY J PRINDIVILLE
8787 OLD FORT RD
KLAMATH FALLS, OR 97601

Cert#: 7002 2410 0004 7364 4668
& Regular Mail

SIGNE D PRINDIVILLE
8787 OLD FORT RD
KLAMATH FALLS, OR 97601

Cert#: 7002 2410 0004 7364 4675
& Regular Mail

TIMOTHY J. PRINDIVILLE
8787 OLD FORT ROAD
KLAMATH FALLS, OR 97601

Cert#: 7002 2410 0004 7364 4682
& Regular Mail

SIGNE D. PRINDIVILLE
8787 OLD FORT ROAD
KLAMATH FALLS, OR 97601

Cert#: 7002 2410 0004 7364 4699
& Regular Mail

UNITED STATES NATIONAL BANK OF OREGON
561 SOUTHEAST HAWTHORNE BOULEVARD
SUITE 301

Cert#: 7002 2410 0004 7364 4705
& Regular Mail

PORTLAND, OR 97208
TIMOTHY J PRINDIVILLE
8787 OLD FORT ROAD

Cert#: 7002 2410 0004 7364 4712
& Regular Mail

KLAMATH FALLS, OR 97601
SIGNE D PRINDIVILLE
8787 OLD FORT ROAD

Cert#: 7002 2410 0004 7364 4729
& Regular Mail

KLAMATH FALLS, OR 97601
TIMOTHY J PRINDIVILLE
8787 OLD FORT ROAD

Cert#: 7002 2410 0004 7364 4736
& Regular Mail

KLAMATH FALLS, OR 97601
SIGNE D PRINDIVILLE
8787 OLD FORT ROAD
KLAMATH FALLS, OR 97601

I certify under penalty of perjury that the foregoing is true and correct.

Date: 03/13/03

x 

7002 2410 0004 7364 4651

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage \$ 6.00
Certified Fee 2.30
Return Receipt Fee (Endorsement Required) 1.75
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 10.05

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002

43773

7002 2410 0004 7364 4668

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage \$ 6.00
Certified Fee 2.30
Return Receipt Fee (Endorsement Required) 1.75
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 10.05

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002

7002 2410 0004 7364 4682

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage \$ 6.00
Certified Fee 2.30
Return Receipt Fee (Endorsement Required) 1.75
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 10.05

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002

7002 2410 0004 7364 4675

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage \$ 6.00
Certified Fee 2.30
Return Receipt Fee (Endorsement Required) 1.75
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 10.05

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002

7002 2410 0004 7364 4705

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage \$ 6.00
Certified Fee 2.30
Return Receipt Fee (Endorsement Required) 1.75
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 10.05

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002

7002 2410 0004 7364 4699

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage \$ 6.00
Certified Fee 2.30
Return Receipt Fee (Endorsement Required) 1.75
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees \$ 10.05

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002

7002 2410 0004 7364 4729

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

Postage	\$	1.00
Certified Fee		2.30
Return Receipt Fee (Endorsement Required)		1.25
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.55



Sent To

Street, Apt. No.,
or PO Box No.
City, State ZIP+4

PS Form 3800, June 2002

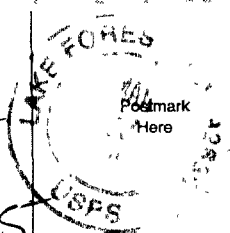
See us at your local post office

43774

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

Postage	\$	1.00
Certified Fee		2.30
Return Receipt Fee (Endorsement Required)		1.25
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.55



Sent To

Street, Apt. No.,
or PO Box No.
City, State ZIP+4

PS Form 3800, June 2002

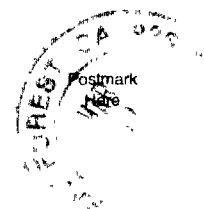
See us at your local post office

7002 2410 0004 7364 4736

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

Postage	\$	1.00
Certified Fee		2.30
Return Receipt Fee (Endorsement Required)		1.25
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.55



Sent To

Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002

See us at your local post office

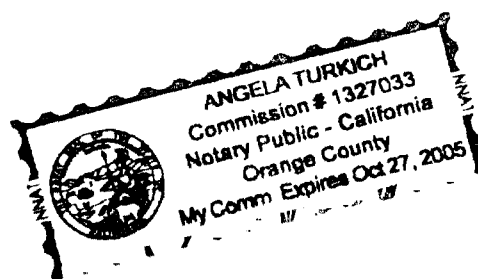
STATE OF CALIFORNIA
COUNTY OF ORANGE

ON MARCH 13 20 03 BEFORE ME ANGELA TURKICH
PERSONALLY APPEARED CARLY NEREL
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF PERSONAL
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
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

SIGNATURE

Angela Turkich (SEAL)



Affidavit of Publication

58608-F
43776

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 # 5656

Notice of Sale/Prindiville

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 11, 18, 25, May 2, 2003

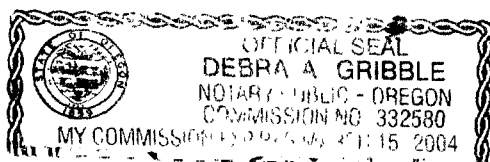
Larry L. Wells
Subscribed and sworn

before me on:

May 2, 2003

Notary Public of Oregon

My commission expires March 15, 2004



Trustee Sale
Number: 58608-F
Loan Number:
9118208 TSG
Number: 1597344
Notice of Trustee's
Sale

Reference is made to that certain Trust Deed made by Timothy J. Prindiville and Signe D. Prindiville as grantor(s) to Klamath County Title Company, as Trustee in favor of U.A. National Bank of Oregon DBA U.S. Bancorp Home Loans, as beneficiary, dated October 17, 1996, recorded October 23, 1996 in the records of Klamath County, Oregon, in Book/Reel/Volume No. M96 at page 33536, and/or as Fee/File/Instrument/Microfilm/ Reception No. 27197, covering the following described real property situated in the above mentioned county and state, to wit:

That portion of the north half of the southeast quarter of section 33, township 37 south, range 9 east of the Williamette Meridian, Klamath County, Oregon. Lying east of and adjoining the Old Fort Road, as amended by plat of tract no. 1242, Plum Valley, filed in the office of the clerk of Klamath County, Oregon. Parcel Number: R380509 Although the undersigned Trustee disclaims any liability for any incorrectness herein, the street address or other common designation, if any, of the real property described herein is purported to be: 8787 Old Fort Road Klamath Falls, OR 97601.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735 (3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's failure to pay the monthly payments in the amount of \$715.98 due beginning November 1, 2002 and monthly late charges in the amount of \$28.66 and subsequent installments due thereafter, together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Trustee's fees and other costs and expenses associated with this foreclosure and any further breach of any term or condition in subject note and deed of trust.

By reason of said default, the beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following to wit:

1. Principal of \$74,821.03 and accruing interest as of October 1, 2002 at the rate of 8% per annum from October 1, 2002 until paid.
2. \$114.64 in late charges plus future charges.
3. Together with title expenses, costs, trustee's fees, attorney fees, and any other cost advances made by beneficiary to protect its interest in the said property pursuant to the terms of said Trust Deed.

Whereof, notice is hereby given that First American Title Insurance Company, c/o Attorneys Equity National Corporation, the undersigned trustee will on July 18, 2003 at the hour of 10:00 AM, as established by Section 187.110, Oregon Revised Statutes, at the following location: At the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which is grantor had or had 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 charge by the trustee.

Notice is hereby given that the beneficiary and trustee, by reason of the default, have elected to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired

→ BACK

after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

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. The right under ORS 86.753 to have the proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees, and by curing any other default complained of in the notice of default, at any time prior to five days before the date last set for the sale.

March 3, 2003. First American Title Insurance Company.
By: Attorneys Equity National Corporation, as Agent,
Charles Alderman, III, Vice President,
23721 Birtcher Drive, Lake Forest, CA 92630. (503) 887-3020. #191607. 4/11, 4/18, 4/25, 05/02.
#5436 April 11, 18, 25, May 2, 2003.

58608-F

File # 191607

43778

State of Oregon, 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, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or 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, as follows:

Upon TIMOTHY J. PRINDIVILLE by delivering such true copy to him/her, personally and in person at 8787 OLD FORT RD. on MARCH 03 at 8:15 o'clock AM
KFO 97601

Upon _____, by delivering such true copy to him/her, personally and in person at _____, on _____, at _____ o'clock _____.

Dated:

10 MARCH 2003

Subscribed and sworn to before me this
10 day of March, 2003

[Signature]
Prompt Process Serving Agency
5906 N. Greeley Ave.
Portland, Oregon 97217
(503)286-4144

Mary Holder
Notary Public for Oregon
My commission expires: Sep. 29, 2006



OFFICIAL SEAL
MARY HOLDER
NOTARY PUBLIC-OREGON
COMMISSION NO. 361827
MY COMMISSION EXPIRES SEP. 29, 2006

NOTICE OF TRUSTEE'S SALE

Reference is made to that certain Trust Deed made by TIMOTHY J PRINDIVILLE AND SIGNE D PRINDIVILLE, as grantor(s), to KLAMATH COUNTY TITLE COMPANY, as Trustee in favor of U.A. NATIONAL BANK OF OREGON DBA U.S. BANCORP HOME LOANS, as beneficiary, dated October 17, 1996, recorded October 23, 1996 in the Records of KLAMATH County, Oregon, in Book/Reel/Volume/No. M96 at Page 33536, and/or as Fee/File/Instrument/Microfilm/Reception No. 27197, covering the following described real property situated in the above-mentioned county and state, to-wit:

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. LYING EAST OF AND ADJOINING THE OLD FORT ROAD, AS AMENDED BY PLAT OF TRACT NO. 1242, PLUM VALLEY, FILED IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Parcel Number: R380509

Although the undersigned Trustee disclaims any liability for any incorrectness herein, the street address or other common designation, if any, of the real property described herein is purported to be:

8787 OLD FORT ROAD

KLAMATH FALLS, OR 97601

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735 (3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's failure to pay the monthly payments in the amount of \$715.98 due beginning November 1, 2002 and monthly late charges in the amount of \$28.66 and subsequent installments due thereafter, together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Trustee's fees and other costs and expenses associated with this foreclosure and any further breach of any term or condition in subject note and deed of trust.

By reason of said default, the beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

1. Principal of \$74,821.03 and accruing interest as of October 1, 2002 at the rate of 8% per annum from October 1, 2002 until paid.
2. \$114.64 in late charges plus future charges.

NOTICE OF TRUSTEE'S SALE

Trustee Sale Number: **58608-F**

Loan Number: **9118208**

TSG Number: **1597344**

Recording Requested by
And when recorded mail to:
FIRST AMERICAN TITLE INSURANCE COMPANY
c/o Attorneys Equity National Corporation
23721 Birtcher Drive
Lake Forest, CA 92630
(949) 707-5543

3. Together with title expenses, costs, trustee's fees, attorney fees, and any other cost advances made by beneficiary to protect its interest in the said property pursuant to the terms of said Trust Deed.

Whereof, notice hereby is given that FIRST AMERICAN TITLE INSURANCE COMPANY, c/o Attorneys Equity National Corporation, the undersigned trustee will on July 18, 2003 at the hour of 10:00 AM, as established by Section 187.110, Oregon Revised Statutes, at the following location: AT THE MAIN ENTRANCE TO THE COUNTY COURTHOUSE 316 MAIN ST. KLAMATH FALLS, OR., 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 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 hereby given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

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.

NOTICE OF TRUSTEE'S SALE

Trustee Sale Number: **58608-F**

Loan Number: **9118208**

TSG Number: **1597344**

Recording Requested by

And when recorded mail to:

FIRST AMERICAN TITLE INSURANCE COMPANY

c/o Attorneys Equity National Corporation

23721 Birtcher Drive

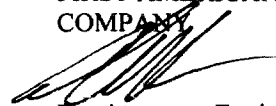
Lake Forest, CA 92630

(949) 707-5543

The right under ORS 86.753 to have the proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees, and by curing any other default complained of in the notice of default, at any time prior to five days before the date last set for the sale.

March 3, 2003

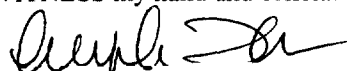
FIRST AMERICAN TITLE INSURANCE
COMPANY

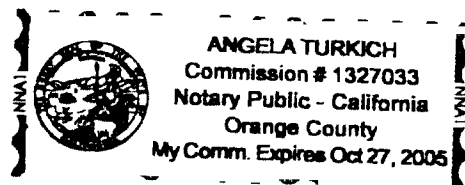


By: Attorneys Equity National Corporation, as Agent
Charles Alderman, III, Vice President

State of California
County of Orange
On this 3 day of March 2003 before me, Angela Turkich, a Notary Public in and for said county and state, personally appeared Charles Alderman III, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to the within instrument and acknowledged that he/she executed the same.

WITNESS my hand and official seal.


Notary public in and for said County and State



NOTICE OF TRUSTEE'S SALE

Trustee Sale Number: **58608-F**

Loan Number: **9118208**

TSG Number: **1597344**

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And when recorded mail to:
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