

03 JUN 26 PM 3:16

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation
P O Box 22004
525 East Main Street
El Cajon, CA 92022-9004

Vol M03 Page 44026

State of Oregon, County of Klamath
Recorded 06/26/2003 3:16 p m.
Vol M03 Pg 44026-32
Linda Smith, County Clerk
Fee \$ 51.00 # of Pgs 7

T.S. NO.. 1028914-09
LOAN NO.: 42290407

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } SS
COUNTY OF SAN DIEGO }

I, Marilee Generaux being first duly sworn, depose, 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 his successor in interest named in the attached Notice of Sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached Notice of Sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

SEE ATTACHED

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

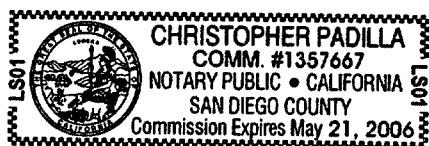
Each of the notices so mailed was certified to be a true copy of the original notice of sale by MERLOBEL R CUSTODIO, for CAL-WESTERN RECONVEYANCE CORPORATION, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail in San Diego County, California, on April 21, 2003. 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.

Marilee Generaux
Affiant

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this 21st day of April 20 03

Christopher Padilla
Notary Public



51 K

TRUSTEE'S NOTICE OF SALE

Loan No: 42290407
T.S No: 1028914-09

Reference is made to that certain deed made by
RODRICK A BAIR AND KIMBERLY A BAIR, HUSBAND AND WIFE
as Grantor to
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as Trustee, in favor of

KEYCORP MORTGAGE INC.
as Beneficiary.

dated October 03, 1994, recorded October 07, 1994, in official records of KLAMATH County, OREGON in
book, reel/volume No. M94 at
page No. 31375, fee file instrument/microfilm/reception No XX covering the following described real property
situated in the said County and State, to-wit:

LOT 9 IN BLOCK 6, TRACT NO. 1025, WINCHESTER, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

4201 PEPPERWOOD DRIVE KLAMATH FALLS OR 97603-8038

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 payment due October 1, 2002 of principal, interest and impounds and subsequent
installments due thereafter; plus late charges, together with all subsequent sums advanced by beneficiary pursuant
to the terms and conditions of said deed of trust.

Monthly payment \$618.96 Monthly Late Charge \$24.75

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust
immediately due and payable, said sums being following, to-wit; The sum of \$50,812.49 together with interest
thereon at 9.000% per annum from September 01, 2002 until paid; plus all accrued late charges thereon, and all
trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of
the said deed of trust

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION
the undersigned trustee will on August 21, 2003 at the hour of 1:00pm, Standard of Time, as established by
Section 187.110, Oregon Revised Statutes, at

AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE
316 MAIN STREET

City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder
for cash the interest in the said described real property which 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
interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the
costs and expense of sale, including a reasonable charge by the trustee. Notice is further given that any person

TRUSTEE'S NOTICE OF SALE

Loan No 42290407
T S No 1028914-09

named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale

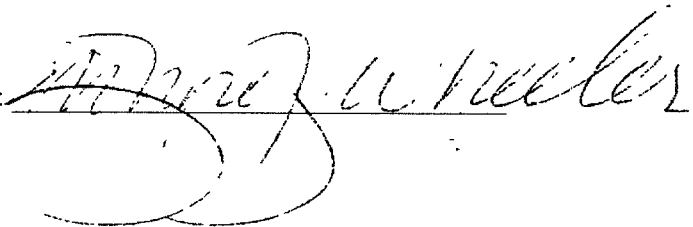
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words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

Dated: April 07, 2003

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By:



4/21/2003 10 45 01 AM Sender CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class First Class

Type of Mailing NOS

Affidavit Attachment: 1028914-09 030 04181129 CWR

Postal Number Sequence Recipient Name

11041994141001652177
1

RODERICK A BAIR

Address Line 1/3

4201 PEPPERWOOD DRIVE

Address Line 2/4

KLAMATH FALLS OR 97603-8038

11041994141001652184
2

KIMBERLY A BAIR

4201 PEPPERWOOD DRIVE

KLAMATH FALLS OR 97603-8038

11041994141001652191
3

NORTHERN PACIFIC FUNDING GROUP, INC.

8300 UTICA AVENUE #259

RANCHO CUCAMONGA CA 91730

11041994141001652207
4

OCCUPANT

4201 PEPPERWOOD DRIVE

KLAMATH FALLS OR 97603-8038

44029

4/21/2003 10:45:02 AM Sender CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: Certified - Ret

Type of Mailing: NOS

Affidavit Attachment: 1028914-09 030 04181129 CWR

Postal Number Sequence Recipient Name

71041994141002490503
1 RODERICK A BAIR

71041994141002490510
2 KIMBERLY A BAIR

71041994141002490527
3 NORTHERN PACIFIC FUNDING GROUP, INC.

71041994141002490534
4 OCCUPANT

Address Line 1/3

4201 PEPPERWOOD DRIVE

4201 PEPPERWOOD DRIVE

8300 UTICA AVENUE #259

4201 PEPPERWOOD DRIVE

Address Line 2/4

KLAMATH FALLS OR 97603-8038

KLAMATH FALLS OR 97603-8038

RANCHO CUCAMONGA CA 91730

KLAMATH FALLS OR 97603-8038

44030

Affidavit of Publication

1028914-09

44031

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 # 5756

Notice of Sale/Bair

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:

May 8, 15, 22, 29, 2003

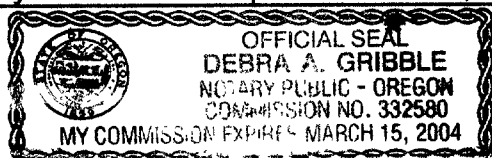
Total Cost: \$661.50

Subscribed and sworn

before me on: May 29, 2003

Notary Public of Oregon

My commission expires March 15, 2004



TRUSTEE'S NOTICE OF SALE Loan No: 42290407 T.S. No: 1028914-09 95154

Reference is made to that certain deed made by RODERICK A. BAIR and KIMBERLY A. BAIR, Husband and Wife, as Grantor to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as Trustee, in favor of KEYCORP MORTGAGE, INC. as Beneficiary, dated October 3, 1994, recorded October 7, 1994, in official records of Klamath County, Oregon in book/reel/volume No. M94 at page No. 31375, fee/file/instrument/microfilm/reception No. XX covering the following described real property situated in the said County and State, to-wit:

Lot 9 in Block 6, Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Commonly known as: 4201 Pepperwood Drive, Klamath Falls, OR 97603-8038.

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 payment due October 1, 2002 of principal, interest and impounds and subsequent install-

ments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Monthly payment \$618.96. Monthly Late Charge \$24.75.

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being following, to-wit: The sum of \$50,812.49 together with interest thereon at 9.000% per annum from September 1, 2002 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of the said deed of trust.

Whereof notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION, the undersigned trustee will on August 21, 2003 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the Main Street entrance to Klamath County Courthouse, 316 Main Street, City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which 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 expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

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

Dated: April 7, 2003. Cal-Western Reconveyance Corporation, 525 East Main Street, PO Box 22004, El Cajon, CA 92022-9004. Signature By: V. Wheeler. #5756 May 8, 15, 22, 29, 2003.

95154
1028914-09

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

44032

STATE OF: OREGON
COUNTY OF: KLAMATH

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: OCCUPANTS OF 4201 PEPPERWOOD DRIVE KLAMATH FALLS, OREGON 97603

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Rod Bair at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to Rod Bair, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Kim Bair

☐ **OTHER METHOD:** By leaving an Original or True Copy with _____.

☐ **NON OCCUPANCY:** I certify that I received the within document(s) for service on _____ and after personal inspection, I found the above described real property to be unoccupied.


☒ **SUBSTITUTE SERVICE MAILER:** That on the 21st day of April, 2003 I mailed a copy of the Trustee's Notice of Sale addresses to Occupant(s) at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed 
Jenny Johnson

Pepperwood Drive Klamath Falls, Oregon 97603 4201
ADDRESS OF SERVICE

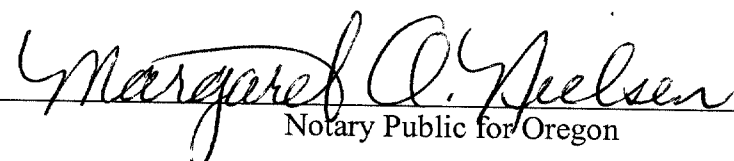
I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

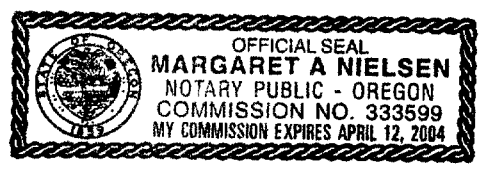
April 18, 2003 1:03 p.m.
DATE OF SERVICE TIME OF SERVICE
☐ or non occupancy

By: 
Rob Girard

Dated this 21st day of April, 2003.

Subscribed and sworn to before me by Rob Girard


Notary Public for Oregon



for