

03 JUL 1 PM 3:18

Vol M03 Page 45410

State of Oregon, County of Klamath
Recorded 07/01/2003 3:18 p. m.
Vol M03 Pg 45410-18
Linda Smith, County Clerk
Fee \$ 61.00 # of Pgs 9

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE, PER ORS 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.

AFTER RECORDING RETURN TO:

QUALITY LOAN SERVICE CORP.
319 ELM STREET, 2ND FLOOR
SAN DIEGO, CA 92101-3006

1657696

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

ORIGINAL GRANTOR: STEVEN W. PERRY AND LORI A. PERRY

BENEFICIARY: QUALITY LOAN SERVICE CORP., AS AGENT FOR THE BENEFICIARY

T.S. #: F-30927-OR-DM

Loan #: 0016146680

61
+10
K

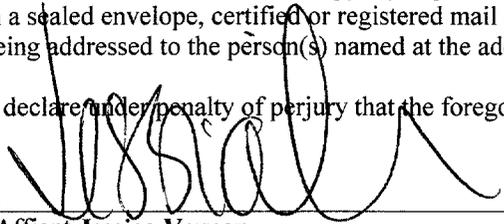
AFFIDAVIT OF MAILINGDate: **April 01, 2003**T.S. No.: **F-30927-OR-DM**Loan No.: **0016146680**STATE OF **California** }
COUNTY OF **San Diego** }

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in **San Diego** County at **FIRST AMERICAN TITLE INSURANCE COMPANY**, and is not a party to the within action and that on **April 01, 2003**, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, certified or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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

X



Affiant **Jessica Vernon**

STEVEN W. PERRY
23631 ROSEWOOD LANE
CHILOQUIN, OR 97624
Z71006309264016749874

STEVEN W. PERRY
23631 ROSEWOOD LANE
CHILOQUIN, OR 97624
First Class

LORI A. PERRY
23631 ROSEWOOD LANE
CHILOQUIN, OR 97624
Z71006309264016749881

LORI A. PERRY
23631 ROSEWOOD LANE
CHILOQUIN, OR 97624
First Class

STEVEN W. PERRY
96645 FAIRVIEW SUMNER L
COQUILLE, OR 97423
Z71006309264016749898

STEVEN W. PERRY
96645 FAIRVIEW SUMNER L
COQUILLE, OR 97423
First Class

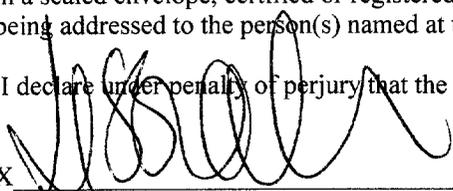
AFFIDAVIT OF MAILINGDate: **April 01, 2003**T.S. No.: **F-30927-OR-DM**Loan No.: **0016146680**STATE OF California }
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 Affiant **Jessica Vernon**

LORI A. PERRY
96645 FAIRVIEW SUMNER L
COQUILLE, OR 97423
Z71006309264016749904

LORI A. PERRY
96645 FAIRVIEW SUMNER L
COQUILLE, OR 97423
First Class

STEVEN W. PERRY
13310 MT. WHITNEY
RENO, NV 89506
Z71006309264016749911

STEVEN W. PERRY
13310 MT. WHITNEY
RENO, NV 89506
First Class

LORI A. PERRY
13310 MT. WHITNEY
RENO, NV 89506
Z71006309264016749928

LORI A. PERRY
13310 MT. WHITNEY
RENO, NV 89506
First Class

AFFIDAVIT OF MAILING

Date: **April 01, 2003**
T.S. No.: **F-30927-OR-DM**
Loan No.: **0016146680**

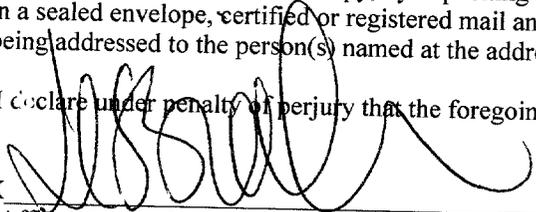
STATE OF **California** }
COUNTY OF **San Diego** }

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

X


Affiant **Jessica Vernon**

OCCUPANT
23631 ROSEWOOD LANE
CHILOQUIN, OR 97624
Z71006309264016749935

OCCUPANT
23631 ROSEWOOD LANE
CHILOQUIN, OR 97624
First Class



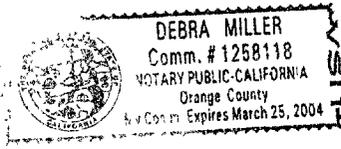
STATE OF CALIFORNIA } ss.
COUNTY OF San Diego

On April 01, 2003, before me, Debra Miller,
personally appeared Jessica Vernon

_____, 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.

Signature Debra Miller



(This area for official notarial seal)

Title of Document _____
Date of Document _____ No. of Pages _____
Other signatures not acknowledged _____

Q how

Affidavit of Publication

45415

f 309270EDM

**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 # 5700

Notice of Sale/Perry

530227

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)
Four

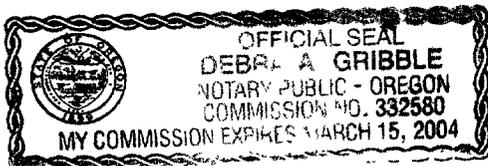
Insertion(s) in the following issues:
April 23, 30, May 7, 14, 2003

Total Cost: \$918.00

Larry L. Wells
Subscribed and sworn
before me on: May 14, 2003

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004



**TRUSTEE'S
NOTICE OF SALE
T.S. No.: F-30927-
OR-DM Loan No:
0016146680**

Reference is made to that certain deed made by, Steven W. Perry and Lori A. Perry as Grantor to Amerititle, in favor of FT Mortgage Companies d/b/a Premier Mortgage Resources, as Beneficiary, dated 9/24/1998, recorded 10/2/1998, in official records of Klamath county, Oregon in book/reel/volume No. M98 at page No. 36369, fee/ file/ instrument/ microfilm/ reception No. ** (indicated which), covering the following described real property situated in said County and State, to-wit: Lot 11 in Block 1 of Juniper Acres, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon Tax Assessor's #: R273821. More commonly known as: 23631 Rosewood Lane, Chiloquin, OR 97624.

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 make the 7/1/2002 payment of principal and interest and all subsequent payments, together with late charges, impounds, taxes advances and assessments. Monthly Payment \$407.30, Monthly Late Charge \$20.37.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to-wit: \$59,401.59 with interest thereon at the rate of 6.875 percent per annum beginning 6/1/2002; plus late charges of \$20.37 each month beginning 7/1/2002 until paid; plus prior accrued late charges of \$0.00; plus advances of \$891.37; together with title expense, costs, trustee's fees and attorneys 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.

Whereof, notice hereby is given that, First American Title Insurance Company the undersigned trustee will on 7/28/2003 at the hour of 10:00 AM, Standard of Time, as established by section 187,110, Oregon Revised Statutes, at on the front steps of the Circuit Court, 316 Main Street, in the City of Klamath Falls, County of Klamath, OR, County of Klamath, 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 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. For Sale Information (916) 387-7728.

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 obligations, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include the respective successors in interest, if any. By: First American Title Insurance Company, Trustee Signature By Luis Cerda, First American Title Insurance Company. Dated: 3/26/2003. ASAP530227 4/23, 4/30, 5/7, 5/14. #5700 April 23, 30, May 7, 14.

F309270KDM
QUAN
(Gerry)
45416

JEFFERSON STATE ADJUSTERS
RECOVERY IS OUR BUSINESS
1135 Pine Street
Klamath Falls, Oregon 97601
Phone: (541) 882-8036 Fax: (541) 883-2129

AFFIDAVIT OF NON - OCCUPANCY

STATE OF OREGON
COUNTY OF KLAMATH

I, Rob Girard, being first duly sworn, depose and say: That I am and have been at all material times hereto, a competent person over the age of eighteen years of the county of Klamath, State of Oregon. I am not a party to, an attorney for, or interested in any suit or action involving the property described below.

That on the 31st day of March 2003, after personal inspection, I found the following described real property to be unoccupied.

Commonly described as (Street address) 23631 Rosewood Lane
Chiloquin, OR 97624

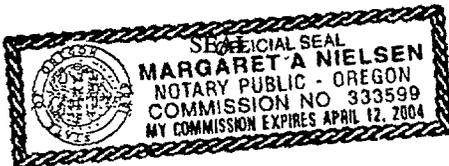
I declare under the penalty of perjury that the above statements are true and correct.

[Handwritten Signature]

4-1-03

(Signed and Dated)

Subscribed and Sworn to before me this 4 day of April 2003



[Handwritten Signature: Margaret Nielsen]
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES 4-12-04

TRUSTEE'S NOTICE OF SALE

Loan No: 0016146680
T.S. No.: F-30927-OR-DM

Reference is made to that certain deed made by, STEVEN W. PERRY AND LORI A. PERRY as Grantor to AMERITITLE, in favor of

FT MORTGAGE COMPANIES D/B/A PREMIER MORTGAGE RESOURCES, as Beneficiary,

dated 9/24/1998, recorded 10/2/1998, in official records of Klamath county, Oregon in book/reel/volume No. M98 at page No. 36369, fee/file/instrument/microfile/reception No. ** (indicated which), covering the following described real property situated in said County and State, to-wit:

LOT 11 IN BLOCK 1 OF JUNIPER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Assessor's #: R273821

More commonly known as:	23631 ROSEWOOD LANE CHILOQUIN, OR 97624
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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 MAKE THE 7/1/2002 PAYMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT PAYMENTS, TOGETHER WITH LATE CHARGES, IMPOUNDS, TAXES ADVANCES AND ASSESSMENTS.

Monthly Payment \$407.30 Monthly Late Charge \$20.37

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, to-wit: \$59,401.59 with interest thereon at the rate of 6.875 percent per annum beginning 6/1/2002; plus late charges of \$20.37 each month beginning 7/1/2002 until paid; plus prior accrued late charges of \$0.00; plus advances of \$891.25; together with title expense, costs, trustee's fees and attorneys 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.

Whereof, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY the undersigned trustee will on 7/28/2003 at the hour of 10:00 AM, Standard of Time, as established by section 187,110, Oregon Revised Statutes, at
ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR

County of Klamath, 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 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.

For Sale Information (916) 387-7728

45418

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Dated: 3/26/2003

BY: FIRST AMERICAN TITLE INSURANCE
COMPANY, TRUSTEE

Signature By 
FIRST AMERICAN TITLE INSURANCE COMPANY

TRUSTEE'S NOTICE OF SALE

Loan No: 0016146680

T.S. No.: F-30927-OP-DM