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Vol M03 Page 48408

State of Oregon, County of Klamath
Recorded 07/11/2003 3:01 P m.
Vol M03 Pg 48408-16
Linda Smith, County Clerk
Fee \$ 61.00 # of Pgs 9

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE	
RE: Trust Deed from Mary Jane Ulam	Grantor
to	
Richard L. Biggs, Esq.	Trustee
AFTER RECORDING RETURN TO	
Richard L. Biggs, Esq. PMB 267 6327-C SW Capitol Highway Portland, OR 97239	

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Multnomah) ss:

I, Doris Lemire, 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 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:

NAME

ADDRESS

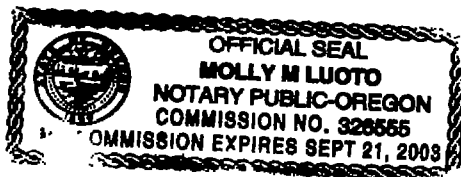
See attached Exhibit A.

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 Doris Lemire, for 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 Vancouver, Washington, on March 11, 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.

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

Doris Lemire

Subscribed and sworn to before me on March 12, 2003, by Doris Lemire..



Moupin Luoto
Notary Public for Oregon.
My commission expires 9-21-03

Occupants
Hwy 422 S. #138
Chiloquin, OR 97624

Mary Jane Ulam aka
Mary Jane Punkin Ulam
PO Box 173
Chiloquin, OR 97624

Robert Keith Ulam
PO Box 173
Chiloquin, OR 97614

Beneficial Oregon, Inc.
RA: CT Corporation Systems
388 State Street, #420
Salem, OR 97301

Unofficial
Copy

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Mary Jane Ulam, as grantor to Aspen Title and Escrow, as trustee, in favor of Associates Financial Services Company of Oregon, Inc. (a division of CitiFinancial, Inc.) as beneficiary dated February 18, 2000, recorded February 23, 2000, in the mortgage records of Klamath County, Oregon, as M-00- on page 5630 covering the following described real property situated in the above-mentioned county and state, to-wit:

SEE ATTACHED LEGAL DESCRIPTION:

(The title company advises the property address is Hwy 422 S. #138, 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 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 for September 2002 through February 2003, plus expenses, in the total amount of \$3,168.56, plus real property taxes for 2000-2001 through and including 2002-2003.

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: As February 28, 2003, the principal sum of \$46,897.91, plus interest; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above-described property, plus attorney and trustee's fees incurred by reason of said default.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 17, 2003, at the hour of 11:00 a.m., in accord with the standard of time established by ORS 187.110, at Klamath County Courthouse-front steps-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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED February 28, 2003


Richard L. Biggs, Successor Trustee
FOR ADDITIONAL INFORMATION CALL (503) 227-6922

State of Oregon, County of Multnomah) ss: I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

For said Trustee

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at a point described by two consecutive courses from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in the Townsite of West Chiloquin, Oregon, namely North $59^{\circ}30'$ West 116.3 feet; and North $42^{\circ}39'$ West 295.0 feet; thence South $47^{\circ}21'$ West 53.0 feet; thence Northwestery at right angles 150.0 feet; thence Northeastery at right angles 53 feet; thence Southeastery at right angles 150.0 feet to the point of beginning.

Unofficial
Copy

FAIR DEBT COLLECTION PRACTICES ACT NOTICE

This is an attempt to collect a debt and any information obtained will be used for that purpose.

If you are the person who signed the Note/Loan Agreement referred to in the Trust Deed, you owe the beneficiary the amount stated in the attached Trustee's Notice of Sale.

If you are the person who signed the Note/Loan Agreement referred to in the Trust Deed, you are hereby notified that unless you notify this office in writing within thirty (30) days after the receipt of this notice that the validity of this debt, or any portion of it, is disputed, we will assume it to be valid. If you send us written notice that you dispute this debt, or any portion thereof, within 30 days after receipt of this notice, we will obtain verification of the debt, or a copy of the judgment. Also, upon your written request within 30 days after receipt of this notice, we will provide you with the name and address of the original creditor if different from the creditor listed in the Notice of Sale.

Written requests should be addressed to:

Richard L. Biggs, P.C.
Attorney at Law
PMB 267, 6327-C SW Capitol Highway
Portland, OR 97201
Phone: (503) 227-6922

48413

Ulam

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON)
) ss.
County of Klamath)

I, Cory Dickens, 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 and a resident of Klamath County, State of Oregon. I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

That on the 19th day of March 2003, after personal inspection, I found the following described real property to be unoccupied:

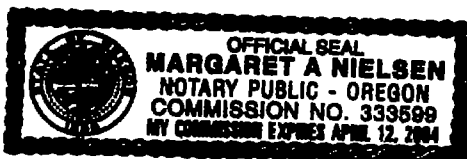
See Attached

Commonly known as: Highway 422 S. #138
Chiloquin, OR 97624

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


Cory Dickens 264563

SUBSCRIBED AND SWORN to before me this 27th day of June 2003, by Cory Dickens.



Margaret D. Nielsen
Notary Public for Oregon

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at a point described by two consecutive courses from the intersection of the Westerly line of Lalajas Avenue with the Northerly line of Schonchin Street in the Township of West Chiloquin, Oregon, namely North 59°30' West 116.3 feet; and North 42°39' West 295.0 feet; thence South 47°21' West 53.0 feet; thence Northwesterly at right angles 150.0 feet; thence Northeasterly at right angles 53 feet; thence Southeasterly at right angles 150.0 feet to the point of beginning.

48415

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 # 5776

Notice of Sale/Ulam

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 15, 22, 29, June 5, 2003

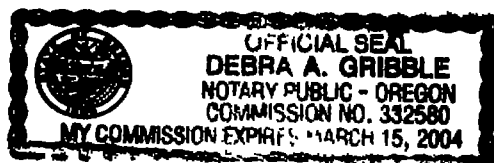
Total Cost: \$756.00

Subscribed and sworn

before me on: June 5, 2003

Notary Public of Oregon

My commission expires March 15, 2004

[illegible]

the words "fraud" and "theft" in clause (1) shall have the same meaning as in the Federal Food, Drug, and Cosmetic Act. Nothing in this section shall be construed to affect a debt and an instrument or contract shall be used for this purpose.

Date: February 21, 2005
Signed: [Signature]
Title: [Title]
Call: [Phone Number]
June 5, 2005