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Vol M03 Page 51342

First American Title Insurance Company

State of Oregon, County of Klamath  
Recorded 07/21/2003 3:36 p m  
Vol M03 Pg 51342-48  
Linda Smith County Clerk  
Fee \$ 44.00 # of Pgs 5

**RECORDING COVER SHEET FOR  
NOTICE OF SALE PROOF OF COMPLIANCE  
Per ORS 205.234**

**AFTER RECORDING RETURN TO:  
LAURIE MAKANUI 4512  
First American Title Insurance Company  
400 COUNTRYWIDE WAY SV-35  
SIMI VALLEY, CA 93065**

TS No.: 02 -11512  
Doc ID #00043333452005N

1380472

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

Original Grantor on Trust Deed: JASON M. HEUTZENROEDER, AMIE E. HEUTZENROEDER and  
CHERYL HEUTZENROEDER

Beneficiary: SIERRA PACIFIC MORTGAGE COMPANY, 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.**

41.2

# 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 7/16/03. 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 7/16 20 03, by Maria Aguilar

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Grantor

JASON M. HEUTZENROEDER, AMIE E. HEUTZENROEDER and  
CHERYL HEUTZENROEDER

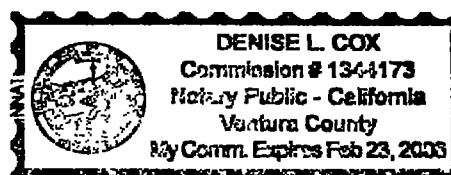
Denise L. Cox  
Notary Public for California

Residing at

My commission expires: 2-23-06

First American Title Insurance Company  
Trustee TS No. 02-11512

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. 02-11512**

JASON M. HEUTZENROEDER  
1547 CHERYL DR  
LA PINE, OR 97739  
7187 7930 3131 0262 3045

JASON M. HEUTZENROEDER  
HC32 BOX 327  
GILCHRIST, OR 97737  
7187 7930 3131 0262 3052

AMIE E. HEUTZENROEDER  
HC32 BOX 327  
GILCHRIST, OR 97737  
7187 7930 3131 0262 3076

AMIE E. HEUTZENROEDER  
1547 CHERYL DR  
LA PINE, OR 97739  
7187 7930 3131 0262 3069

CHERYL HEUTZENROEDER  
1547 CHERYL DR  
LA PINE, OR 97739  
7187 7930 3131 0262 3083

CHERYL HEUTZENROEDER  
HC32 BOX 327  
GILCHRIST, OR 97737  
7187 7930 3131 0262 3090

Residents/Occupants  
HC32 BOX 327  
GILCHRIST, OR 97737  
7187 7930 3131 0262 3106

## AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by JASON M. HEUTZENROEDER AND AMIE E. HEUTZENROEDER, HUSBAND AND WIFE AND CHERYL HEUTZENROEDER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY as grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as trustee, in favor of SIERRA PACIFIC MORTGAGE COMPANY, INC. 11512, as beneficiary, dated 07/20/1998, recorded 07/31/1998, in the mortgage records of Klamath County, Oregon, in Reel No. M98 at Page No. 28172 as Recorder's fee/file/instrument/microfilm/reception Number 63747 and subsequently assigned to COUNTRYWIDE HOME LOANS, INC. by Assignment recorded 09/02/1998 in Book/Reel/Volume No. M98 at Page No. 32390 as Recorder's fee/file/instrument/microfilm/reception No. 65626, covering the following described real property situated in said county and state, to wit:

LOT 2, BLOCK 19, SECOND ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: HC32 BOX 327  
GILCHRIST, OR 97737

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 \$597.00 beginning 09/01/2002; plus late charges of \$23.16 each month beginning 09/01/2002 plus prior accrued late charges of \$92.64 payment 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: \$64,860.05 with interest thereon at the rate of 7.625 percent per annum beginning 06/01/2002 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.

The Notice of Default and original Notice of Sale given pursuant thereto stated the property would be sold on Tuesday, February 18, 2003, at the hour of 10:00 AM, in accord with the standard of time of 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. However, subsequent to the recording of said Notice of Default the original proceedings were stayed by order of the court or by proceeding filed under the U.S. Bankruptcy Code or for other lawful reason. Said stay was terminated on 06/25/2003.

WHEREFORE, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will on Tuesday, August 12, 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 7/15, 2003

  
FIRST AMERICAN TITLE INSURANCE COMPANY

For further information, please contact:

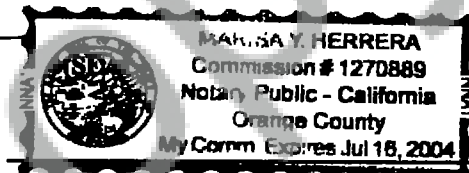
**FIRST AMERICAN TITLE INSURANCE COMPANY**  
400 COUNTRYWIDE WAY SV-35  
SIMI VALLEY, CA 93065  
(800) 669 6650  
TS No. 02 -11512  
Doc ID #00043333452005N

**RAUL LIRIO, ASSIST. SEC.**

STATE OF CA,  
COUNTY OF Orange

This instrument was acknowledged before me on 7/15/03, 2003, by  
FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee.

  
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.**