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Vol M03 Page 51670  
State of Oregon, County of Klamath  
Recorded 07/22/2003 2134P m  
Vol M03 Pg 51670-79  
Linda Smith, County Clerk  
Fee \$ 66.00 # of Pgs 10

AFFIDAVIT OF MAILING  
Trustee's Notice of Sale  
STATE OF WASHINGTON )  
COUNTY OF KING ) ss.

I, John Edmundson, 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 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:

SEE Exhibit "A" Attached hereto and incorporated herein by this reference.

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 Krista L. White or David Powell, trustee named in said notice; each such copy was contained in a sealed envelope, 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 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.

John Edmundson

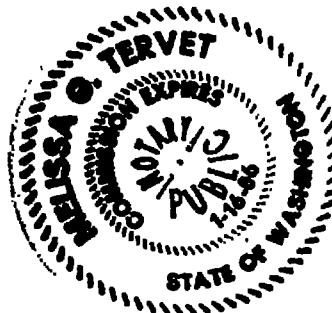
SUBSCRIBED AND SWORN TO before me this 15th day of April, 2003.

Melissa Tervet  
PRINTED NAME: Melissa Tervet

NOTARY PUBLIC in and for the State of  
Washington residing at King Co.  
My Appointment Expires: 07-16-06.

AFTER RECORDING RETURN TO:

BISHOP, LYNCH & White, P.S.  
720 Olive Way, Suite 1600  
Seattle, WA 98101-1801  
Attn: John Edmundson  
FORBESOREGONMOD.FRM REV 7/10/03



66A

**EXHIBIT A**

**GRANTORS and ALL OTHER PARTIES:**

Occupants  
836 Owens Street  
Klamath, Falls OR 97601

Occupants  
848 Owens Street  
Klamath, Falls OR 97601

Occupants  
883 Richmond Street  
Klamath, Falls OR 97601

Russell Mailloux  
709 Prescott  
Klamath Falls, OR 97601

Larry D. Caldwell  
709 Prescott  
Klamath Falls, OR 97601

Russell Mailloux  
500 North 9<sup>th</sup> Street  
Klamath Falls, OR 97601

Larry D. Caldwell  
500 North 9<sup>th</sup> Street  
Klamath Falls, OR 97601

Robin Dupraz aka  
Robin Dale Whitmire  
883 Richmond Street  
Klamath, Falls OR 97601

Robin Dupraz aka  
Robin Dale Whitmire  
836 Owens Street  
Klamath, Falls OR 97601

Robin Dupraz aka  
Robin Dale Whitmire  
848 Owens Street  
Klamath, Falls OR 97601

Thomas Whitmire aka  
Thomas Wade Rosco aka  
Thomas Wade Whitmire  
883 Richmond Street  
Klamath, Falls OR 97601

**EXHIBIT A**

**GRANTORS and ALL OTHER PARTIES:**

Page 2 of 2

Thomas Wade Rosco aka  
Thomas Wade Whitmire  
836 Owens Street  
Klamath, Falls OR 97601

Thomas Whitmire aka  
Thomas Wade Rosco aka  
Thomas Wade Whitmire  
848 Owens Street  
Klamath, Falls OR 97601

Carter Jones Collection LLC  
C/o Kent Pederson Reg. Agnt.  
1143 Pine Street  
Klamath, Falls OR 97601

Quick Check Cashing Service  
Carol Rogers Reg. Agnt  
2311 South 6<sup>th</sup> Street  
Klamath, Falls OR 97601-4339

State of Oregon  
C/o District Attorney  
Klamath County Courthouse  
316 Main Street  
Klamath, Falls OR 97601

City Of Klamath Falls  
Director of Finance  
500 Klamath Ave.  
Klamath, Falls 97601

Klamath County Circuit Court  
316 Main Street  
Klamath, Falls 97601

230-X1343/WHITMIRE

## PROOF OF SERVICE

51673

STATE OF OREGON )

) ss.

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, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, 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, upon the OCCUPANTS at the following address:

**883 RICHMOND STREET, KLAMATH FALLS, OREGON 97601, as follows:**

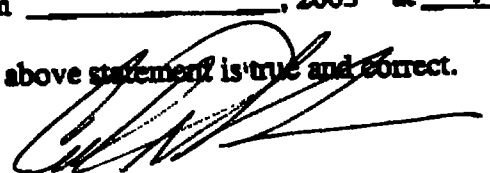
Personal service upon Robin Dupraz, by delivering said true copy, personally and in person, at the above address on April 8th, 2003 at 3:59 P.m.

Personal service upon \_\_\_\_\_, by delivering said true copy, personally and in person, at the above address on \_\_\_\_\_, 2003 at \_\_\_\_\_:\_\_\_\_\_.m.

Substitute service upon Tom Whitmire, by delivering said true copy, at his/her usual place of abode as indicated above, to Robin Dupraz who is a person over the age of 14 years and a member of the household on April 8th, 2003 at 3:59 P.m.

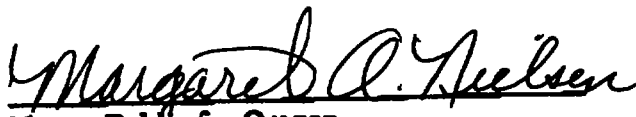
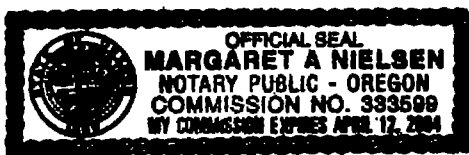
Substitute service upon \_\_\_\_\_, by delivering said true copy, at his/her usual place of abode as indicated above, to \_\_\_\_\_ who is a person over the age of 14 years and a member of the household on \_\_\_\_\_, 2003 at \_\_\_\_\_:\_\_\_\_\_.m.

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

  
Cory Dickens

266069

SUBSCRIBED AND SWORN to before me this 7<sup>th</sup> day of April, 2003 by Cory Dickens

  
Notary Public for Oregon

**CERTIFICATE OF MAILING**

STATE OF OREGON       )  
                                  ) ss.  
County of Multnomah    )

I, Carol Stofiel, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On April 9<sup>th</sup>, 2003, I mailed a true copy of the Trustee's Notice of Sale, via First Class Mail, postage pre-paid, together with a statement of the date, time, and place at which substitute service was made, to **Thomas W. Whitmire**

The envelope was addressed as follows: **Thomas W. Whitmire**  
883 Richmond Street  
Klamath Falls, OR 97601

Carol Stofiel  
Carol Stofiel 266069

SUBSCRIBED AND SWORN TO BEFORE ME this 9<sup>th</sup> day of April, 2003, by Carol Stofiel.



Sophie C. Butler  
Notary Public for Oregon

# Affidavit of Publication

51675

## 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 # 5944

Notice of Sale/Dupraz Whitmire

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:  
June 25, July 2, 9, 16, 2003

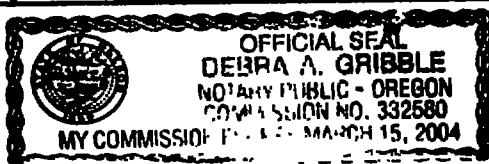
Total Cost: \$729.00

Subscribed and sworn

before me on: July 16, 2003

Notary Public of Oregon

My commission expires March 15, 2004



### TRUSTEE'S NOTICE OF SALE

NOTICE: We are attempting to collect a debt, any information obtained will be used for purposes of debt collecting.

Reference is made to that certain trust deed made by Robin Dupraz, as grantor, to First American Title Insurance Company of Oregon,

as trustee, in favor of Beneficial Oregon, Inc. dba Beneficial Mortgage Co., as beneficiary, dated November 24, 1999, recorded November 30, 1999, in the mortgage records of Klamath County, Oregon, in Book M-99, Page 47187, covering the following described real property situated in said county and state, to-wit:

Lots 16, 17 and 18, Block 6, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. Commonly known as: 883 Richmond St., Klamath Falls, OR 97601.

Both the beneficiary and the trustee, Krista L. White or David Powell, 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:

1. Monthly Payments: Delinquent monthly payments from November 12, 2002 through March 12, 2003, 5 Payment(s) at \$699.95, \$3,499.75; Total Monthly Payments and Late Charges, \$3,499.75.

2. Delinquent Real Property Taxes, if any.

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:

Unpaid balance is \$100,551.02 as of April 3, 2003. In addition there are attorney's fees and foreclosure costs which as of the date of this notice are estimated to be \$2,500.00. Interest, late charges and advances for the protection and preservation of the property may accrue after the date of this notice.

WHEREFORE, notice hereby is given that the undersigned trustee, Krista L. White or David Powell will on August 13, 2003 at the hour of 11:00 AM in accord with the standard of time established by ORS 187.110 at the front entrance to the County Courthouse, located at 316 Main Street, Klamath Falls, of Klamath County, 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), paying all advances authorized under the trust deed, including all costs and expenses incurred in enforcing the obligation and trust deed, and by curing any other default complained of therein 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.

51676

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: April 3, 2003.  
David Powell, Trustee.  
For information contact: Bishop, Lynch & White, P.S., 720 Olive Way, #1301, Seattle, WA 98101-1801. (206) 622-7527. Ref: Whitmire, 230-X1343.01.  
#5944 June 25, July 2, 9, 16, 2003.

RECEIVED  
JUL 18 2003  
BISHOP, LYNCH & WHITE, PS

**FIDELITY NATIONAL TITLE - NDS**

341042

After recording return to:  
BISHOP, LYNCH & WHITE, P.S.  
720 Olive Way, #1301  
Seattle, WA 98101-1801  
Attn: Lauri J. Langton  
Whitmire, 230-X1343.01

**51677**

Recorded herewith are the following:

- ☐ Affidavit(s) of Mailing # \_\_\_\_\_
- ☐ Proof(s) of Service # \_\_\_\_\_
- ☐ Affidavit of Publication
- ☐ Certificate(s) of Mailing # \_\_\_\_\_
- ☐ Affidavit of Non-Occupancy

**NOTICE: WE ARE ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR PURPOSES OF DEBT COLLECTING.**

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Robin Dupraz, as grantor, to First American Title Insurance Company of Oregon, as trustee, in favor of Beneficial Oregon, Inc. dba Beneficial Mortgage Co., as beneficiary, dated November 24, 1999, recorded November 30, 1999, in the mortgage records of Klamath County, Oregon, in Book M-99, Page 47187, covering the following described real property situated in said county and state, to-wit:

Lots 16, 17 and 18, Block 6, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Commonly known as: 883 Richmond St., Klamath Falls, OR 97601

Both the beneficiary and the trustee, Krista L. White or David Powell, 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:

1.

**Monthly Payments:**

Delinquent monthly payments from November 12, 2002 through March 12, 2003

|   |               |          |            |
|---|---------------|----------|------------|
| 5 | Payment(s) at | \$699.95 | \$3,499.75 |
|---|---------------|----------|------------|

**TOTAL MONTHLY PAYMENTS AND LATE CHARGES**

**\$3,499.75**

2. Delinquent Real Property Taxes, if any.

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:



Unpaid balance is \$100,551.02 as of April 3, 2003. In addition there are attorney's fees and foreclosure costs which as of the date of this notice are estimated to be \$2,500.00. Interest, late charges and advances for the protection and preservation of the property may accrue after the date of this notice.

WHEREFORE, notice hereby is given that the undersigned trustee, Krista L. White or David Powell will on August 13, 2003, at the hour of 11:00 a.m. in accord with the standard of time established by ORS 187.110, at the front entrance to the County Courthouse, located at 316 Main Street, Klamath Falls, of Klamath County, 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), paying all advances authorized under the trust deed, including all costs and expenses incurred in enforcing the obligation and trust deed, and by curing any other default complained of therein 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.

DATED: April 3, 2003.

  
\_\_\_\_\_  
David Powell, Trustee

State of Washington                    )  
  ) ss.  
County of King                        )

I certify that I know or have satisfactory evidence that David Powell is the person who appeared before me, and said person acknowledged that he signed the attached Trustee's Notice of Sale and acknowledged it to be his free and voluntary act and deed and for the uses and purposes mentioned in the instrument.

Dated this 3 day of April, 2003.

\_\_\_\_\_  
PRINTED NAME: .

Notary Public in and for the State of  
Washington, residing at Seattle.  
My Commission Expires: 09-15-02

I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Lauri J. Langton

For Information Contact:

Bishop, Lynch & White, P.S.  
720 Olive Way, #1301  
Seattle, WA 98101-1801  
(206) 622-7527  
Ref: Whitmire, 230-X1343.01