

Vol M03 Page 55159**RECORDING COVER SHEET**  
Pursuant to ORS 205.234

K-57240

After recording return to:

**Northwest Trustee Services, PLLC**  
**Attention: Shannon Blood**  
**P.O. Box 4143**  
**Bellevue, WA 98009-4143****State of Oregon, County of Klamath**  
Recorded 08/1/2003 3:35 p m  
Vol M03 Pg 55159-62  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

- ✓ 1. **AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE**
2. **AMENDED TRUSTEE'S NOTICE OF SALE**

**Original Grantor(s) on Trust Deed: Dennis S. Duff, Elizabeth M. Duff****Beneficiary: U.S. Bank National Association**

**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.**

## AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) as:

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 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 address, to-wit:

Dennis S. Duff  
2245 Railroad  
Malin, OR 97632

Elizabeth M. Duff  
2245 Railroad  
Malin, OR 97632

Dennis S. Duff  
P.O. Box 308  
Malin, OR 97632

Elizabeth M. Duff  
P.O. Box 308  
Malin, OR 97632

Douglas V. Osborne, Attorney  
439 Pine Street  
Klamath Falls, OR 97601

Credit Services of Oregon, Inc.  
PO Box 1208  
Roseburg, OR 97470

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, 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 Bellevue, Washington, on 7/29/03. 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.

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

STATE OF WASHINGTON )  
COUNTY OF KING ) ss.

I certify that I know or have satisfactory evidence that Jeaneane Bautista is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7/29/03

**KAREN MICHELLE HARDY**  
STATE OF WASHINGTON  
NOTARY — — — PUBLIC  
MY COMMISSION EXPIRES 03-17-07

Karen Michelle Hardy  
NOTARY PUBLIC in and for the State of  
Washington, residing at 1234 1st St  
My commission expires 03-17-07

**AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE**  
RE: Trust Deed from  
**Dennis S. Duff, Elizabeth M. Duff**  
Grantor  
to  
**Northwest Trustee Services, PLLC**  
Trustee  
File No. 7283.20173

After recording return to:  
Northwest Trustee Services, PLLC  
Attn: Shannon Blood  
P.O. Box 4143  
Bellevue, WA 98009-4143

**AMENDED TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Dennis S. Duff, Elizabeth M. Duff, as grantor, to First American Title Insurance Co., as trustee, in favor of U.S. Bank National Association, as beneficiary, dated 10/16/98, recorded 10/26/98, in the mortgage records of Klamath County, Oregon, in Volume M98, Page 39077, and subsequently assigned to Cendant Mortgage Corporation by Assignment recorded as Volume M99, Page 2915, covering the following described real property situated in said county and state, to wit:

Lots 20, 21, 22, 23 and 24 Block 38, City of Malin, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 2245 Railroad Malin, OR 97632

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 \$438.71 beginning 09/01/02; plus late charges of \$12.31 each month beginning 09/16/02; plus prior accrued late charges of ; plus advances of \$815.55; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

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: \$35,428.34 with interest thereon at the rate of 7 percent per annum beginning 08/01/02; plus late charges of \$12.31 each month beginning 09/16/02 until paid; plus prior accrued late charges of ; plus advances of \$815.55; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

The Notice of Default and original Notice of Sale given pursuant thereto stated the property would be sold on Friday, December 21, 2001, at the hour of 10:00 o'clock A.M., 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; However, subsequent to the recording of said Notice of Default the original proceedings were stayed by order of the court or by proceedings filed under the U.S. Bankruptcy Code or for other lawful reason. Said stay was terminated effective 7/18/2003.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 29, 2003 at the hour of 10:00 o'clock, A.M., 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 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 trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com).

Northwest Trustee Services, PLLC\*

Dated: 7/29, 2003

By Shannon S. M. Blood

Authorized Signature

\*Northwest Trustee Services, PLLC was formerly known as Northwest Trustee Services, LLC

For further information, please contact:

Shannon Blood  
Northwest Trustee Services, PLLC  
P.O. Box 4143  
Bellevue, WA 98009-4143  
(425) 586-1900

State of Washington, County of King) ss:

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

\_\_\_\_\_  
By Authorized Signer

**AMENDED TRUSTEE'S NOTICE OF SALE**

**RE: Trust Deed from  
Dennis S. Duff, Elizabeth M. Duff  
Grantor**

**to  
Northwest Trustee Services, PLLC  
Trustee**

**File No. 7283.20173**

**After recording return to:**

**Northwest Trustee Services, PLLC  
Attn: Shannon Blood  
P.O. Box 4143  
Bellevue, WA 98009-4143**

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT.  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE**