Vol. MO3 Page 64081

After Recording Return To: Stephen L. Tabor, P.C. PO Box 350 Sublimity, Oregon 97385 State of Oregon, County of Klamath
Recorded 08/29/2003 //: 29 @. n
Vol M03 Pg 6/08/-88
Linda Smith, County Clerk
Fee \$ 5L = # of Pgs 8

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE AND PROOFS OF SERVICE

Don Hail, Grantor and Investors Mortgage Co., Original Beneficiary

STATE OF OREGON, County of Marion, ss:

I, Stephen L. Tabor, 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 Oregon, a competent person over the age of eighteen years and not the beneficiary or his 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 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 on the respective dates, to-wit:

NAME Gary Dimon **ADDRESS**

DATE

on 26699 Highway 62, Trail, OR 97541

March 20, 2003

Donald K. Denman,

201 West Main St., Suite 400, Medford, OR 97501

April 11, 2003

Registered Agent, Rogue Investments, Inc.

Said persons include (a) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (b) any person, 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 (c) 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 Stephen L. Tabor, attorney 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 Sublimity, Oregon, on the dates set forth above. 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.

Stephen L. Tabor

Subscribed and sworn to before me this 28 day of August, 2003.

OFFICIAL SEAL
ROSEMARIE PORTER
NOTARY PUBLIC - OREGON
COMMISSION NO. 365191
MY COMMISSION EXPIRES JAN. 29, 2007

Notary Public for Oregon.

SUCK

		CAAO
	TRUSTEE'S NOTICE OF SALE	64082
Reference is made to that certain trust deed	made byDON_HAII	, as grant
Santiam Escrow, Inc.		, as truste
Investors Mortgage Co.	21 2001	, as beneficia
ated August 30, 2001	, recorded on August 31, 2001	at page 44540
KIAMATH County, Oregon,	in Notifice volume No. MO1	following described real proper
ituated in that county and state to wit-		
Parcel T. Lot 1 of Garden Tra	acts, according to the off	icial plat thereor
file in the office of the Cou Parcel II: Lot 38, New Deal 1	racts, according to the o	fficial plat there
on file in the office of the	County Clerk of Klamath C	ounty, Oregon.
and a notice of default has been recorded pursuant made in grantor's failure to pay when due the follow	wing sums:	efault for which the foreclosure
The monthly payment of \$798.1 March, 2003.	18 for the months of Septe	mber, 2002 through
leed immediately due and payable, those sums being	beneficiary has declared all sums owing on ng the following, to-wit:	
Principal in the sum of \$74, 10% per annum from August 5,	738.20 plus accrued intere 2002 until paid.	st at the rate of
WHEREFORE, notice is hereby given that	the undersigned trustee will on July 25	, 2003 , at the he
of 1:00 e'clock, P.M., in accord v	with the standard of time established by ORS :	187.110, at the front
steps of the Klamath County in the City of Klamath Falls	Courtnouse Klamath	State of Osegon, sell at muk
n the City of Alexander Acceptance in uction to the highest bidder for cash the interest in	the real property described above which the	rantor had or had power to conv
at the time of the execution by grantor of the trust of	leed together with any interest which the gran	tor or grantor's successors in int
est acquired after the execution of the trust deed, to	satisfy the foregoing obligations thereby sec	ured and the costs and expenses
the sale, including a reasonable charge by the truste any time prior to five days before the date last set for	or the sale, to have this foreclosure proceeding	ed in ORS 80.755 has the right dismissed and the trust deed re
stated by payment to the beneficiary of the entire ar	nount then due (other than such portion of the	principal as would not then be
had no default occurred) and by curing any other d	lefault complained of herein that is capable of	f being cured by tendering the p
formance required under the obligation or trust dec to cure the default, by paying all costs and expenses	ed, and in addition to paying those sums or tell sectually incurred in enforcing the obligation a	ngering the performance necess and trust deed, together with trus
and attorney fees not exceeding the amounts provide	led by ORS 86.753.	
In construing this notice, the singular include	les the plural, the word "grantor" includes any	successor in interest to the gran
as well as any other person owing an obligation, the beneficiary" include their respective successors in	e performance of which is secured by the trus i interest, if any. Santiam Escrow 1	r deed, and the words "trustee" (inc.
DATED3/12/2003		
	By: Jusan & Kinsley, S.	el.
Manian	Susan M. Kinsley, S	ec. Trustee
MALLUII) 55.	
State of Oregon, County of		
1, the undersigned, certify that I am the auto-	rney or one of the attorneys for the above name notice of sale.	ed trustee and that the foregoing
I, the undersigned, certify that I am the auto-	rney or one of the attorneys for the above name notice of sale. Stephen L. Tabor	
	notice of sale.	Attorney for Trustee

PROOF OF SERVICE **JEFFERSON STATE ADJUSTERS**

STATE OF: OREGON

COUNTY OF: KLAMATH I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: TRUSTEE'S NOTICE OF SALE FOR THE WITHIN NAMED: OCCUPANTS OF 4329 SHASTA WAY KLAMATH FALLS, OREGON 97603 (X) PERSONNALLY SERVED: Original or True Copy to within named, personally and in person to Martina Hall at the address below. (X) SUBSTITUE SERVICE: By delivering an Original or True Copy to Martina Hall, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Don Hall OTHER METHOD: By leaving an Original or True Copy with NON OCCUPANCY: I certify that I received the within document(s) for service on ____ and after personal inspection, I found the above described real property to be unoccupied. , 2003 I mailed a copy of the SUBSTITUTE SERVICE MAILER: That on the _____ day of _ Trustee's Notice of Sale addresses to Occupant(s) at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made. Signed 4329 Shasta Way Klamath Falls, OR 97603 ADDRESS OF SERVICE I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action. 1:23 P.M. March 26, 2003 TIME OF SERVICE DATE OF SERVICE or non occupancy Dated this 26th day of March, 2003. Subscribed and sworn to before me by NOB Gerard

Don Hall,

Grantor

and

Investors Mortgage Co.,

Beneficiary.

NOTICE OF OFFICE SERVICE

TO:

Don Hall

4329 Shasta Way

Klamath Falls, OR 97603

You are hereby notified that you have been served with a Trustee's Notice of Sale, a true copy of which is enclosed.

Service was made by delivering a true copy of said documents at your office or business at 4329 Shasta Way, Klamath Falls, OR 97603, to Martina Hall, who was a person apparently in charge, on March 26, 2003, at 1:23 p.m..

Dated: April 1, 2003

Stephen L. Tabor

AFFIDAVIT OF MAILING

STATE OF OREGON

88.

County of Marion

I, Stephen L. Tabor, swear that I mailed an original Notice of Substituted or Office Service, an exact and

complete copy of which appears above, together with a true copy of the documents referred to therein, which documents were certified to be an exact and complete copy of the originals by Stephen L. Tabor, to the person and address first appearing above.

This notice and true copies of the documents were place in a sealed envelope with first class postage fully prepaid, and deposited by me in the United States Post Office at Stayton, Oregon, on April 1, 2003, addressed as aforesaid.

Stephen L. Tabor - OSB#92140

Attorney for Beneficiary

P.O. Box 248

Stayton, OR 97383

Telephone: (503) 769-7741

Sworn to and Subscribed before me this 15+ day of Coxil , 2003

OFFICIAL SEAL ROSEMARIE PORTER NOTARY PUBLIC - OREGON COMMISSION NO. 365191 MY COMMISSION EXPIRES JAN. 29, 2007

Notary Public of Oregon

Commission Expires January 29

POINT No. 469 - THURFIELD NOTICE OF SALE.	· comment size. #18/810-1989.	AN PURLINERS CO., POPERAND, CO. STREET
194	FICE OF SALE	64085
Keterence is made to that certain that there made by	القارب و برياد و و خرب و و برياد و و زير بي و و و و و و و و و و و و و و و و و و	, as grantor,
to Santiam Escrow, Inc.		, as trustee,
in favor of Investors Mortgage Co.	August 31, 2001	, as beneficiary, , in the Records of
Flamath County Owens in The County County	kindinima No. MUI at page .	44540 XXX X
NAMES OF THE PARTY	KANAS WALLS, covering the following	described real property
situated in that county and state, to-wit: Parcel I: Lot 1 of Garden Tracts, ac file in the office of the County Cle Parcel II: Lot 38, New Deal Tracts, on file in the office of the County	cording to the official rk of Klamath County, (plat thereof o Dregon. al plat thereof
Both the beneficiary and the trustee have elected to sell t and a notice of default has been recorded pursuant to Oregon R made in grantor's failure to pay when due the following sums:	evised Statutes 86.735(3); the default for	which the foreclosure is
The monthly payment of \$798.18 for t March, 2003.	he months of September,	2002 through
By reason of the default just described, the beneficiary deed immediately due and payable, those sums being the follow	ing, to-wit:	
Principal in the sum of \$74,738.20 p 10% per annum from August 5, 2002 up	lus accrued interest at atil paid.	the rate of
WHEREFORE, notice is hereby given that the undersign of 1:00 o'clock, P.M., in accord with the stand steps of the Klamath County Courths	and of time established by ORS 187.110, and use	3 at the hour
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 real propat the time of the execution by granter of the trust deed together est acquired after the execution of the trust deed, to satisfy the inthe sale, including a reasonable charge by the trustee. Notice is any time prior to five days before the date last set for the sale, to stated by payment to the beneficiary of the entire amount then do had no default occurred) and by curing any other default compliformance required under the obligation or trust deed, and in add to cure the default, by paying all costs and expenses actually include and attorney fees not exceeding the amounts provided by ORS of the construing this notice, the singular includes the plural as well as any other person owing an obligation, the performance "beneficiary" include their respective successors in interest, if a	with any interest which the grantor or gra- toregoing obligations thereby secured and further given that any person named in OR have this foreclosure proceeding dismissa- se (other than such portion of the principal ained of herein that is capable of being cra littion to paying those sums or tendering the arred in enforcing the obligation and trust of 36.753. The word "grantor" includes any successors of which is secured by the trust deed, an	ntor's successors in inter- the costs and expenses of AS 86.753 has the right, at ed and the trust deed rein- as would not then be due ared by tendering the per- tie performance necessary leed, together with trustee or in interest to the grantor
DATED3/12/2003		·
State of Oregon, County of		Trustee and that the foregoing is
τ	Am V	5
	Stephen L. Tabor	Attorney for Trustee

SERVE:* Occupant
4329 Shasta Way
Klamath Falls, Oregon 97601

PROOF OF SERVICE JEFFERSON STATE ADJUSTERS

STATE OF: OREGON COUNTY OF: KLAMATH

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: TRUSTEE'S NOTICE OF SALE FOR THE WITHIN NAMED: OCCUPANTS OF 4333 SHASTA WAY KLAMATH FALLS, OREGON 97603 (X) PERSONNALLY SERVED: Original or True Copy to within named, personally and in person to Ronny Chavoya at the address below. SUBSTITUE SERVICE: By delivering an Original or True Copy to_____, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: OTHER METHOD: By leaving an Original or True Copy with NON OCCUPANCY: I certify that I received the within document(s) for service on _____ and after personal inspection, I found the above described real property to be unoccupied. ☐ SUBSTITUTE SERVICE MAILER: That on the ____ day of ___, 2003 I mailed a copy of the Trustee's Notice of Sale addresses to Occupant(s) at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made. Signed 4333 Shasta Way Klamath Falls, OR 97603 ADDRESS OF SERVICE I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action. March 25, 2003 3:48 P.M. DATE OF SERVICE TIME OF SERVICE or non occupancy Dated this 26th day of March, 2003. Subscribed and swom to before me by Rob Gerard

PORM No. 805 - TRUSTIEFS MOTICE OF BALE.	I LAW PLANTENING CO., PORTLAND, ON A	
NR Control of the con	64087	_
TRUSTER'S NOTICE OF SALE Reference is made to that certain trust deed made by DonHall	04007	(
to <u>Santiam Escrow, Inc.</u>	, as grant	•
in favor of Investors Mortgage Co.	, as trusti , as beneficia:	
dated August 30, 2001 , recorded on August 31, 2001	in the Records	-J,
Klamath County, Oregon, in Section No. MO1 at page	44540 gx	¥x
and many interesting transporting to the following	described real proper	rty
Substicu in the Carinta siki sisir. It-dair		
Parcel I: Lot 1 of Garden Tracts, according to the official file in the office of the County Clerk of Klamath County, (Parcel II: Lot 38, New Deal Tracts, according to the official on file in the office of the County Clerk of Klamath County,	Oregon.	
Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for made in grantor's failure to pay when due the following sums:	which the foreclosure	is
The monthly payment of \$798.18 for the months of September, March, 2003.	2002 through	
By reason of the default just described, the beneficiary has declared all sums owing on the obligated immediately due and payable, those sums being the following, to-wit: Principal in the sum of \$74,738.20 plus accrued interest at 10% per annum from August 5, 2002 until paid.	-	ist
WHEREFORE, notice is hereby given that the undersigned trustee will on July 25, 2003 of 1:00 o'clock, D.M., in accord with the standard of time established by ORS 187.110, at a steps of the Klamath County Courthouse in the City of Klamath Falls.	the front	ur
in the City of Klamath Falls , County of Klamath , State of suction to the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the interest in the city of the highest hidder for each the city of the city of the highest hidder for each the city of the city of the cit	of Oregon, sell at publi	ic
at the time of the execution by grantor of the trust deed together with any interest which the grantor or grant est acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed stated by payment to the beneficiary of the entire amount that described above which the grantor had any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed	or had power to conve- tor's successors in inter- ie costs and expenses of 86.753 has the right, a and the trust deed rein	sy e- of at n-
formance required under the obligation or trust deed, and in addition to paying those sums or tendering the to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deal and attorney fees not exceeding the amounts provided by ORS 86.753. In construing this notice, the singular includes the plural, the word "grantor" includes any successor is as well as any other person owing an obligation, the notice person of the content of the particular includes any successor.	ed by tendering the per performance necessary ed, together with trusted	r- y e
"beneficiary" include their respective successors in interest, if any. Santiam Escrow Inc. DATED3/12/2003		O.
By: August Nich		-
State of Oregon, County of	Trustee	-

State of Oregon, County of Marion) **as**. I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Stephen L. Tabor

Attorney for Trustee

Occupant SERVE:* __

4333 Shasta Way

Klamath Falls, Oregon 97601

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 and a resident of the county of <u>Klamath</u>, 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 24th day of March 2003, after personal inspection, I found the following described real property to be unoccupied.

Commonly described as (Street address) 4335 Shasta Way

Klamath Falls, Oregon 97603

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

V 3-14-0

(Signed and Dated)

Subscribed and Sworn to before me this 24th day of March, 2003.

MARGARET A NIELSEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 333599
NF COMMISSION EXPRES AFEL 12, 284

NOTARY PUBLIC OF OREGON MY COMMISSION EXPIRES:

4-12-04