

09 AUG 29 AM 11:29

Vol M03 Page 64081

04
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 11:29 a.m.
Vol M03 Pg 64081-88
Linda Smith, County Clerk
Fee \$ 56.00 # of Pgs 8

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

Don Hall, 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	ADDRESS	DATE
Gary Dimon	26699 Highway 62, Trail, OR 97541	March 20, 2003
Donald K. Denman, Registered Agent, Rogue Investments, Inc.	201 West Main St., Suite 400, Medford, OR 97501	April 11, 2003

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.

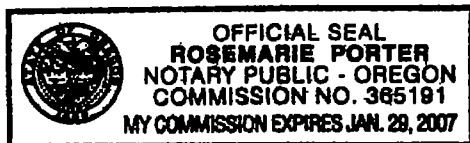
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Stephen L. Tabor, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office 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.


Notary Public for Oregon.



NN

64082



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Don Hall

_____ as grantor,
to Santiam Escrow, Inc. _____ as trustee,
in favor of Investors Mortgage Co. _____ as beneficiary,
dated August 30, 2001 _____, recorded on August 31, 2001 _____ in the Records of
Klamath County, Oregon, in ~~book~~ MO1 at page 44540 ~~xxx~~

~~Real No. Instrument, Microfilm, Reception No. XXXXXXXXXXXXXXXXXXXXXXXXXX~~ (indicate which), covering the following described real property

situated in that county and state, to-wit:

Parcel I: Lot 1 of Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Parcel II: Lot 38, New Deal Tracts, according to the official plat thereof 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 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 in grantor's failure to pay when due the following sums:

The monthly payment of \$798.18 for the months of September, 2002 through March, 2003.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

Principal in the sum of \$74,738.20 plus accrued interest at the rate of 10% per annum from August 5, 2002 until paid.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 25, 2003 _____, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at the front steps of the Klamath County Courthouse

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 property described above 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 the 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 those 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 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 in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Santiam Escrow Inc.

DATED 3/12/2003By: Susan M. KinsleySusan M. Kinsley, Sec.

Trustee

State of Oregon, County of Marion _____) ss.

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

SERVE:*

**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

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Martina Hall at the address below.

☒ **SUBSTITUTE 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.

☐ **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 _____

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.

March 26, 2003

1:23 P.M.

DATE OF SERVICE

TIME OF SERVICE

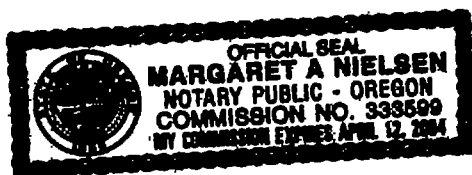
☐ or non occupancy

By: _____

Rob Girard

Dated this 26th day of March, 2003.

Subscribed and sworn to before me by Rob Girard



Margaret A. Nielsen
Notary Public for Oregon

64084

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

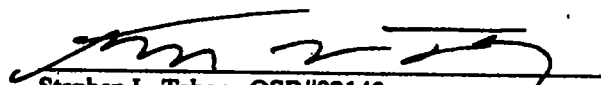

Stephen L. Tabor

AFFIDAVIT OF MAILING

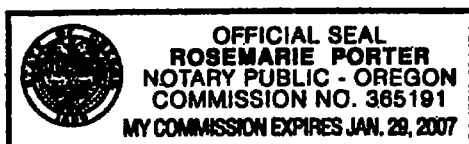
STATE OF OREGON)
) ss.
County of Marion)


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 1st day of April, 2003.




Notary Public of Oregon
Commission Expires January 29, 2007

NN

TRUSTEE'S NOTICE OF SALE
Don Hall

64085



Reference is made to that certain trust deed made by _____,

as grantor,

to Santiam Escrow, Inc.,

as trustee,

in favor of Investors Mortgage Co.,

as beneficiary,

dated August 30, 2001,recorded on August 31, 2001,

in the Records of

Klamath

County, Oregon, in

volume No. MO1at page 44540,

XXXX

XXXXXX, covering the following described real property

situated in that county and state, to-wit:

Parcel I: Lot 1 of Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel II: Lot 38, New Deal Tracts, according to the official plat thereof 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 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 in grantor's failure to pay when due the following sums:

The monthly payment of \$798.18 for the months of September, 2002 through March, 2003.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

Principal in the sum of \$74,738.20 plus accrued interest at the rate of 10% per annum from August 5, 2002 until paid.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 25, 2003, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at the front steps of the Klamath County Courthouse

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 property described above 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 the 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 those 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 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 in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Santiam Escrow Inc.

DATED 3/12/2003

By:

Susan M. Kinsley, Sec.

Trustee

State of Oregon, County of Marion) ss.

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

SERVE: * Occupant4329 Shasta WayKlamath 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

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Ronny Chavoya at the address below.

☐ **SUBSTITUTE 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

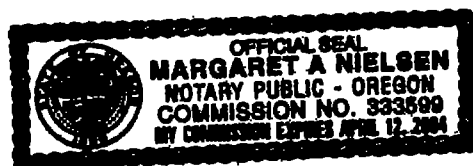
☐ or non occupancy

By: _____

Rob Girard

Dated this 26th day of March, 2003.

Subscribed and sworn to before me by Rob Girard



Margaret A. Nielsen
Notary Public for Oregon

NN

TRUSTEE'S NOTICE OF SALE

64087

Reference is made to that certain trust deed made by Don Hall

to Santiam Escrow, Inc., as grantor,
 in favor of Investors Mortgage Co., as trustee,
 dated August 30, 2001, recorded on August 31, 2001, as beneficiary,
Klamath County, Oregon, in ~~XXXXXX~~ volume No. MO1 at page 44540, in the Records of
~~XXXXXX~~ (indicate which), covering the following described real property

situated in that county and state, to-wit:

Parcel I: Lot 1 of Garden Tracts, according to the official plat thereof on
 file in the office of the County Clerk of Klamath County, Oregon.
 Parcel II: Lot 38, New Deal Tracts, according to the official plat thereof
 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 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 in grantor's failure to pay when due the following sums:

The monthly payment of \$798.18 for the months of September, 2002 through
 March, 2003.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust
 deed immediately due and payable, those sums being the following, to-wit:

Principal in the sum of \$74,738.20 plus accrued interest at the rate of
 10% per annum from August 5, 2002 until paid.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 25, 2003, at the hour
 of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at the front
steps of the Klamath County Courthouse

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 property described above 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 inter-
 est acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of
 the 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 rein-
 stated 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 per-
 formance required under the obligation or trust deed, and in addition to paying those 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
 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 in interest to the grantor
 as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and
 "beneficiary" include their respective successors in interest, if any. Santiam Escrow Inc.

DATED 3/12/2003By: Susan M. KinsleySusan M. Kinsley, Sec.

Trustee

State of Oregon, County of Marion) ss.

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

SERVE* Occupant4333 Shasta WayKlamath 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 Klamath, State of Oregon. I am not a party to, an attorney for, or interested in any suit or action involving the property described below.

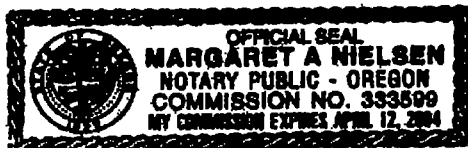
That on the 24th day of March 2003, after personal inspection, I found the following described real property to be unoccupied.

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.

Rob Girard 3-24-03
(Signed and Dated)

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



Margaret A. Nielsen
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 4-12-04