

03 SEP 15 AM 10:59

NJC - 61173

Vol M03 Page 68342

AFFIDAVIT OF MAILING OF NOTICE OF SALE

STATE OF OREGON           )  
  ) ss.  
COUNTY OF LANE         )

State of Oregon, County of Klamath  
Recorded 09/15/03 10:59 a. m  
Vol M03 Pg 68342-46  
Linda Smith, County Clerk  
Fee \$ 41.00 # of Pgs 5

I, NANCY K. CARY, being first duly sworn, depose and say:

1. I am the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. I served the attached Trustee's Notice of Sale upon the following parties by depositing true copies thereof in the United States Mail at Eugene, Oregon, on June 16, 2003:

Klamath Tribes Housing Authority  
c/o Sheyleen T. Idrogo  
Tribal Attorney  
PO Box 215  
Chiloquin OR 97624

Kent Pederson, Registered Agent  
Carter-Jones Collections L.L.C.  
1143 Pine Street  
Klamath Falls OR 97601

3. The above copies were enclosed in sealed envelopes addressed to the parties named above at the addresses set forth below their names which, to the best of my knowledge, were their last known addresses as of the date of mailing. The copies were mailed by certified mail, return receipt requested, and by first class mail, with postage prepaid.

  
\_\_\_\_\_  
Nancy K. Cary

Signed and sworn to before me on June 16, 2003, by NANCY K. CARY.

  
\_\_\_\_\_  
Notary Public for Oregon

My Commission Expires: 1/27/06

AFFIDAVIT OF MAILING

**AFTER RECORDING RETURN TO:**  
Hershner, Hunter, et al  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440

41/

STATE OF OREGON )  
COUNTY OF Klamath ) ss.

I swear that I am competent person 18 years of age or older and a resident of the State of Oregon; that I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise, named in the attached Trustee's Notice of Sale; that I served a true copy of the attached Trustee's Notice of Sale on the following persons and that each person served is the identical one named in the trustee's instructions to me.

## Personal Service

On June 9th, 2003, at 11:15 o'clock, A M., I delivered the attached original Trustee's Notice of Sale to Justin Keffer in person, at 716 Roseway Dr. Klamath Falls, OR 97601.  
On \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., I delivered the attached original Trustee's Notice of Sale to \_\_\_\_\_ in person, at \_\_\_\_\_.  
On \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., I delivered the attached original Trustee's Notice of Sale to \_\_\_\_\_ in person, at \_\_\_\_\_.

## Substitute Service

On June 9th, 2003, at 11:15 o'clock, A M., I served the attached Trustee's Notice of Sale on Teresa Keffer by delivering a original copy to Justin Keffer, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at 716 Roseway Dr. Klamath Falls, OR 97601.  
On \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., I served the attached Trustee's Notice of Sale on \_\_\_\_\_ by delivering an original copy to \_\_\_\_\_, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at \_\_\_\_\_.

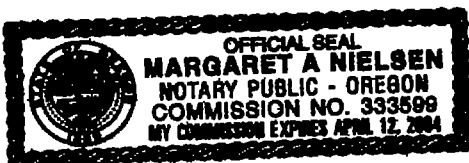
## Office Service

On \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I left an original copy of the Trustee's Notice of Sale with \_\_\_\_\_, the person apparently in charge of the business office maintained by \_\_\_\_\_ at \_\_\_\_\_.  
On \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., I left an original copy of the Trustee's Notice of Sale with \_\_\_\_\_, the person apparently in charge of the business office maintained by \_\_\_\_\_ at \_\_\_\_\_.

  
Cory Dickens

Signed and sworn to before me on \_\_\_\_\_

June 10<sup>th</sup> 2003, by Cory Dickens  
Margaret A. Nielsen  
Notary Public for Oregon  
My Commission Expires: 4-12-04



AFTER RECORDING RETURN TO:  
Hershner, Hunter, et al  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440

NOTICE OF SUBSTITUTE SERVICE

TO:

Teresa Jones Keffer  
716 Roseway Drive  
Klamath Falls, OR 97601

You are hereby notified that you were served with a Trustee's Notice of Sale, a true copy of which is attached hereto, by delivery of an original copy of the Notice of Sale at your dwelling house or usual place of abode indicated above, as follows:

Date and Time of Service: June 9, 2003, 11:15 a.m.

Person to Whom the Notice  
Was Delivered: Justin Keffer

/s/ Nancy K. Cary  
NANCY K. CARY,  
Successor Trustee

AFFIDAVIT OF MAILING

STATE OF OREGON       )  
                                  ) ss.  
COUNTY OF LANE       )

I, NANCY K. CARY, being first duly sworn, depose and say that:

I mailed an original Notice of Substitute Service, a true copy of which appears above, together with a true copy of the Notice of Sale referred to therein, by placing them in a sealed envelope, addressed as shown above and mailed by certified mail, return receipt requested, with postage prepaid in the United States Mail at Eugene, Oregon, on June 16, 2003.

NANCY K. CARY

Signed and sworn to before me on June 16, 2003, by NANCY K. CARY.

Carol B. Mart  
Notary Public for Oregon

My Commission Expires: 1/27/06

NOTICE OF SUBSTITUTE SERVICE

AFTER RECORDING RETURN TO:  
Hershner, Hunter, et al  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440



# Affidavit of Publication

68346

## 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 # 6030

Notice of Sale/Jones

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:

August 8, 15, 22, 29, 2003

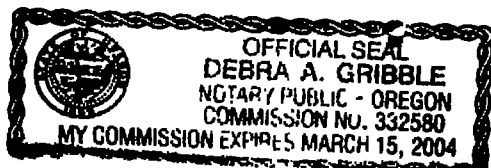
Total Cost: \$607.50

Subscribed and sworn

before me on: August 29, 2003

Notary Public of Oregon

My commission expires March 15, 2004



### TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES: Grantor: TERESA M. JONES; Trustee: WILLIAM L. SISEMORE; Successor Trustee: NANCY K. CARY; Beneficiary: KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION.

2. DESCRIPTION OF PROPERTY: The real property is described as follows: The East 31 feet of Lot 43 and the West 25 feet of Lot 42 in ROSELAWN SUBDIVISION of Block 70 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of alley vacated by Ordinance 5038, recorded in Book 307 at Page 405, Deed Records of Klamath County, Oregon which unured there-to.

3. RECORDING: The Trust Deed was recorded as follows: Date Recorded: August 28, 1998; Date Re-Recorded: October 2, 1998; M98, Page 31810; M98, Page 36338; Official Records of Klamath County, Oregon; Official Records of Klamath County, Oregon.

4. DEFAULT: The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: A payment in the amount of \$626.22 for the month of March and monthly payments in the amount of \$627.00 each, due the first of each month, for the months of April through June, 2003; plus late charges and advances; plus any unpaid real property taxes, or liens, plus interest.

5. AMOUNT DUE: The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$42,217.19 plus interest at the rate of 6.875% per annum from February 1, 2003; plus late charges of \$53.22; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL: The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE: Date: October 16, 2003; Time: 11:00 AM as established by ORS 187.110; Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

8. RIGHT TO REINSTATE: Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and 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 amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (541) 686-8511.

Dated: June 5, 2003. Nancy K. Cary, Successor Trustee. Hershner, Hunter, Andrews, Neill & Smith, LLP, PO Box 1475, Eugene, OR 97440. #6030 August 8, 15, 22, 29, 2003.

RECORDING RETURN TO:  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440