

After Recording Return To:

Glenn H. Prohaska
5901 SW Macadam - Ste. 230
Portland, Oregon 97239

Vol M03 Page 83634

State of Oregon, County of Klamath
Recorded 11/12/03 10:31 a
Vol M03 Pg 83634-38
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

NOV 12 AM 10:31

This Space Reserved For Recorder's Use

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Multnomah) ss:

Glenn H. Prohaska, being first duly sworn, depose, and say 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 the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached Trustee's Notice of Sale by mailing copies 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:

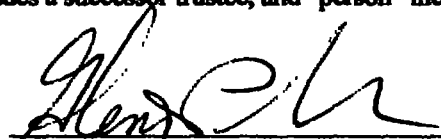
NAME: Beneficial Oregon dba Beneficial Mortgage Co.
Wells Fargo Bank, Equity Recovery Dept.
Robert and/or Shannon Seater
Robert and/or Shannon Seater (or current occupant)

ADDRESS: 1345 Ctr. Dr., Ste. D, Medford, OR 97501
POB 4116, MAC P6053,022, Portland, OR 97208
4655 Cleveland St., Klamath Falls, OR 97601
6312 Harlan Dr., Klamath Falls, OR 97603

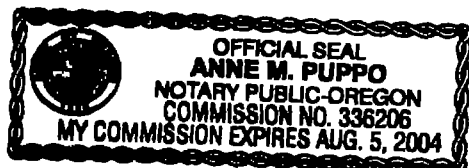
These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Glenn H. Prohaska, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on June 30, 2003. 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

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


Glenn H. Prohaska, OSB #69140

Personally appeared before me the above named Glenn H. Prohaska on November 7, 2003 and acknowledged the foregoing to be his voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission expires 8-5-2004

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

83635

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 03-01918

Received for Service 07/02/03

I hereby certify that I received for service on
SEATER, SHANNON
the within:

TRUSTEE'S NOTICE OF SALE

SEATER, SHANNON
was unable to be located within Klamath County after due and
diligent search and inquiry. I hereby return this process as
Not Found, on 07/07/03, at 13:45 hours.

All search and service was made within Klamath County, State of
Oregon.

Timothy M. Evinger, Sheriff

Klamath County, Oregon

By 
ALEXANDER, TERRI L

Copy to:

PROHASKA, GLENN H
4425 SW CORBETT AVE
PORTLAND

OR 97201

TRUSTEE'S NOTICE OF SALE

83636

Reference is made to that certain trust deed made by Robert Seater and Shannon Seater, as grantor(s), to Bonnie Serkin, as trustee, in favor of Conseco Finance Servicing Corp. (fka Green Tree Financial Servicing Corp), as beneficiary, dated April 15, 1996, recorded April 17, 1996, in the mortgage records of Klamath County, Oregon, as Fee No. M96, page 10674, covering the following described real property situated in said county and state, to wit:

Lot 24, in Block 8 of STEWART ADDITION, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

which has the address commonly known as 4655 Cleveland, St., Klamath Falls, OR 97601.

Both the beneficiary and the trustee 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:

\$ 5,565.68 Total delinquent monthly payments and late chgs. due as of 05/14/03
\$ 5,565.68 TOTAL AMOUNT REQUIRED TO REINSTATE AS OF 05/14/03

By reason of the default, 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:

\$ 90,698.05 Principal balance of loan as of 05/14/03
\$ 90,698.05 TOTAL AMOUNT DUE AS OF 05/14/03

WHEREFORE, notice hereby is given that the undersigned trustee will on November 14, 2003, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at front steps of 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 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) 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.

DATED JUNE 30, 2003

Glenn H. Prohaska
Trustee

STATE OF OREGON, County of Multnomah) 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.

Glenn H. Prohaska
Glenn H. Prohaska, OSB #69140

SERVE: Robert Seater and/or Shannon Seater (OR CURRENT OCCUPANT)
4655 Cleveland, St. - Klamath Falls, OR 97601

Affidavit of Publication

83637

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 # 6150

Notice of Sale/Seater

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:
October 1, 8, 15, 22, 2003

Total Cost: \$621.00

Subscribed and sworn

before me on: October 22, 2003

Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Robert Seater and Shannon Seater, as grantor(s), to Bonnie Serkin, as trustee, in favor of Conesco Finance Servicing Corp. (fka Green Tree Financial Servicing Corp), as beneficiary, dated April 15, 1996, recorded April 17, 1996, in the mortgage records of Klamath County, Oregon, as Fee No. M96, page 10674, covering the following described real property situated in said county and state, to-wit:

Lot 24, in Block 8 of STEWART ADDITION, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, which has the address commonly known as 4668 Cleveland, St., Klamath Falls, OR 97601.

Both the beneficiary and the trustee 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:

\$ 5,565.68 Total delinquent monthly payments and late chgs. due as of 05/14/03;

\$ 5,565.68 TOTAL AMOUNT REQUIRED TO REINSTATE AS OF 05/14/03.

By reason of the de-

fault, 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:

\$ 90,698.05 Principal balance of loan as of 05/14/03 \$ 90,698.05;

TOTAL AMOUNT DUE AS OF 05/14/03.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 14, 2003, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at front steps of 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 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) 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.

DATED : June 30, 2003.

Glenn H. Prohaska, Trustee, 5901 SW Macadam Suite 230, Portland, OR 97239. (503) 241-0020, Fax (503) 223-6212. #6150 October 1, 8, 15, 22, 2003.



After Recording Return To:

Glenn H. Prohaska
5901 SW Macadam - Ste. 230
Portland, Oregon 97239

83638

This Space Reserved For Recorder's Use

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON, County of Multnomah) ss.

THIS IS TO CERTIFY that I am the beneficiary in that certain trust deed in which Robert Sester and Shannon Sester as grantor, conveyed to Bonnie Serkin as trustee, certain real property in Klamath County, Oregon. The trust deed was dated April 15, 1996 and recorded April 17, 1996 in the Records of Klamath County, Oregon, as Vol. M96, Page 10674. Thereafter, a Notice of Default with respect to the trust deed was recorded June 24, 2003 as Recording No./Fee No./Vol. M03, Page 43044. Thereafter, the trust deed was duly foreclosed by advertisement and sale, and the real property covered by the trust deed was sold at the trustee's sale on November 14, 2003. I reasonably believe that, at no time during the period of three months and one day immediately preceding the day of the sale, and including the day thereof, was the real property described in and covered by the trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

In construing this certificate the singular includes the plural, "grantor" includes any successor in interest to the grantor, "trustee" includes any successor trustee, and "beneficiary" includes any successor in interest to the beneficiary named in the trust deed.


Glenn H. Prohaska, OSB #69140

Personally appeared before me the above named Glenn H. Prohaska on November 7, 2003 and acknowledged the foregoing to be his voluntary act and deed.


NOTARY PUBLIC FOR OREGON
My Commission expires 8-5-2004

