

NT

'03 NOV 17 AM 9:16

AFFIDAVIT OF MAILING TRUSTEE'S  
AMENDED NOTICE OF SALEVol M03 Page 84707

RE: Trust Deed from

SUSAN SORENSEN aka Sorenson

State of Oregon, County of Klamath

Recorded 11/17/03 9:16 a mVol M03 Pg 84707-16

Linda Smith, County Clerk

Fee \$ 66.00 # of Pgs 10

To

Grantor

AMERITITLE(Neal G. Buchanan, Successor)

Trustee

After recording, return to (Name, Address, Zip):

NEAL G. BUCHANAN435 Oak AvenueKlamath Falls, OR 97601STATE OF OREGON, County of Klamath ) ss:I, Neal G. Buchanan

, 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 <sup>Amended</sup> 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

ADDRESS

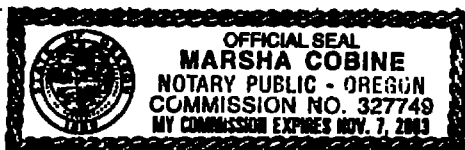
SEE THE ATTACHED EXHIBIT A

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 \_\_\_\_\_

Neal G. Buchanan, 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 Klamath Falls, Oregon, on August 28, 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.

Subscribed and sworn to before me on August 28, 2003Marsha Cobine  
Notary Public for OregonMy commission expires 11-7-03

\* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.  
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

## EXHIBIT A

Name and Last Known Address

Susan Sorensen aka Sorenson  
39555 Modoc Point Rd.  
Chiloquin, Oregon 97624

State of Oregon  
Oregon Employment Department  
c/o Attorney General  
Department of Justice  
1162 Court St. NE  
Salem, Oregon 97301

United Finance Co.  
Attn: Greg Newton  
2316 S. 6th St. Suite D  
Klamath Falls, OR 97601

Internal Revenue Service  
Special Procedures Function  
1220 SW Third Ave M/S 0240  
Portland, OR 97204-9607

Candace Amborn  
P.O. Box 580  
Medford, Oregon 97501

Nature of Right, Lien or Interest

Fee Owner and Grantor pursuant  
to Trust Deed

Various Warrants and Writs of  
Execution currently including those  
recorded at Vo.. M02, Page 13778,  
M02, Page 30267 and M02, Page 68008  
and Warrant No. 75767

Klamath County Case No. 0300912CV  
Plaintiff

Federal Tax Lien recorded at Vol M03, p. 48112

Trustee in Bankruptcy  
Case No. 03-65230 aer7

OC

## TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

84709

STATE OF OREGON,

County of Klamath } ss.I, Neal G. Buchanan

being first duly sworn, depose, say and certify that:

I am the SUCCESSOR trustee in that certain trust deed executed and delivered by  
SUSAN SORENSEN aka SORENSON as grantor  
 to AMERITITLE (Neal G. Buchanan, as successor) as trustee,  
 in which GRACE EVANS  
 is beneficiary, recorded on April 26, 2001, ~~XX~~, in the mortgage records of Klamath  
 County, Oregon, in book/reel/volume No. M01, at page 18621 or as fee/file/instrument/microfilm/recep-  
 tion No. --- (indicate which), covering the following described real property situated in said county:

Lot 7, Block 1, FORT KLAMATH, according to the official plat thereof  
 on file in the office of the County Clerk of Klamath County, Oregon,  
 AND Lot 1, Block 3, BUTLER'S ADDITION TO FORT KLAMATH, according to  
 the official plat thereof on file in the office of the County Clerk  
 of Klamath County, Oregon

2003

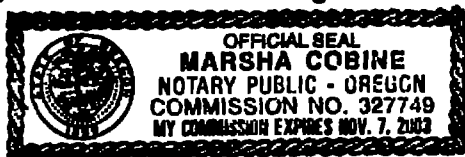
I hereby certify that on August 28, ~~XX~~, the above described real property was not occupied.

The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed  
 first mentioned above.

Neal G. Buchanan  
 Successor Trustee

Subscribed, sworn to and acknowledged before me this 28th day of August, 2003, ~~XX~~

(SEAL)



Marsha Cobine  
 Notary Public for Oregon

My Commission expires: 11-7-03TRUSTEE'S AFFIDAVIT  
As To Non-OccupancyRE: Trust Deed from  
SUSAN SORENSEN aka Sorenson

Grantor

to

AMERITITLE(Neal G. Buchanan,  
Successor)

Trustee

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN  
 435 Oak Ave.  
 Klamath Falls, OR 97601

(DON'T USE THIS  
 SPACE! RESERVED  
 FOR RECORDING  
 LABEL IN COUNTIES  
 WHERE USED.)

STATE OF OREGON,

County of ----- } ss.

I certify that the within instrument  
 was received for record on the ----- day  
 of -----, 19-----,  
 at ----- o'clock ----- M., and recorded  
 in book/reel/volume No. ----- on  
 page ----- or as fee/file/instru-  
 ment/microfilm/reception No. -----,  
 Record of Mortgages of said County.

Witness my hand and seal of  
 County affixed.

By ----- NAME TITLE  
----- Deputy

**AMENDED TRUSTEE'S NOTICE OF SALE  
(after release from stay)**

Reference is made to that certain trust deed made by SUSAN SORENSON, as grantor, to AMERITITLE, an Oregon corporation, as trustee (Neal G. Buchanan was appointed Successor Trustee by Appointment of Successor Trustee, recorded in Book M03, page 08598 the 12th day of February, 2003), in favor of GRACE EVANS as beneficiary, dated April 17, 2001 (signed April 20, 2001) and recorded on April 26, 2001 in the mortgage records of Klamath County, Oregon in volume no. M01 at page 18621, covering the following described real property situated in said county and state, to-wit:

"Lot 7, Block 1, FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, AND Lot 1, Block 3, BUTLER'S ADDITION TO FORT KLAMATH, 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 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: Failure to pay real property taxes in violation of paragraph 5 of the Trust Deed; Failure to maintain insurance coverage on the premises as required by paragraph 4 of the Trust Deed; Failure to make the monthly payments as required in the amount of no less than \$1,300.00 per month (Trust Deed and Note requiring payment of the sum of \$1,833.54 per month) beginning November 1, 2002 and each month thereafter; Failure to pay a balloon payment due April 1, 2003.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: Principal balance in the sum of \$197,093.27 together with interest on said sum at the rate of 10% per annum from January 21, 2003 until paid; expense of the beneficiary in placing insurance coverage on the premises, if any; real property taxes assessed and unpaid by the Grantor; all costs, fees and expenses of the trust, including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or enforcing the obligation and trustee's and attorney's fees.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on October 15, 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 law offices of Neal G. Buchanan, 435 Oak Avenue in the City of Klamath Falls, County of Klamath, State of Oregon; however, subsequent to the recording of said Notice of Default the original sale proceedings were stayed by order of the court or by proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated by court order on August 21, 2003.

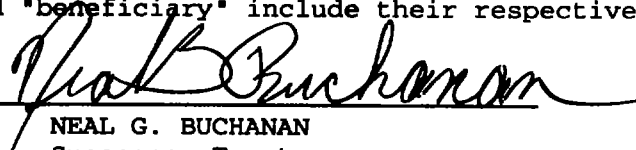
WHEREFORE, notice hereby is given that the undersigned trustee will on November 17, 2003, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at the law offices of Neal G.

**WE ARE ATTEMPTING TO COLLECT A DEBT.  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Buchanan, 435 Oak Avenue, 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: August 28, 2003

  
NEAL G. BUCHANAN  
Successor Trustee

State of Oregon, County of Klamath ) ss.

I, the undersigned, certify that I am the attorney for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Attorney for said Trustee

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Affidavit of Publication

84712

## 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 # 6083

Notice of Sale/Sorenson

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:  
September 3, 10, 17, 24, 2003

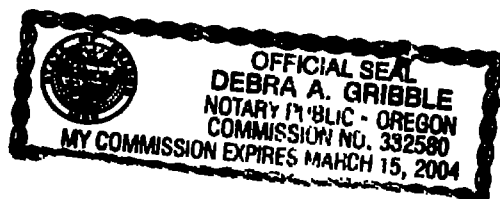
Total Cost: \$877.50

Subscribed and sworn

before me on: September 24, 2003

Notary Public of Oregon

My commission expires March 15, 2004



### AMENDED TRUSTEE'S NOTICE OF SALE (after release from stay)

Reference is made to that certain trust deed made by SUSAN SORENSON, as grantor, to AMERITITLE, an Oregon corporation, as trustee (Neal G. Buchanan was appointed Successor Trustee by Appointment of Successor Trustee, recorded in Book M03, page 08598 the 12th day of February, 2003), in favor of GRACE EVANS as beneficiary, dated April 17, 2001 (signed April 20, 2001) and recorded on April 26, 2001 in the mortgage records of Klamath County, Oregon in volume no. M01 at page 18621, covering the following described real property situated in said county and state, to-wit:

"Lot 7, Block 1, FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, AND Lot 1, Block 3, BUTLER'S ADDITION TO FORT KLAMATH, 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 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: Failure to pay real property taxes in violation of paragraph 5 of the Trust Deed; Failure to maintain insurance coverage on the premises as required by paragraph 4 of the Trust Deed; Failure to make the monthly payments as required in the amount of no less than \$1,300.00 per month (Trust Deed and Note requiring payment of the sum of \$1,833.54 per month) beginning November 1, 2002 and each month thereafter; Failure to pay a balloon payment due April 1, 2003.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: Principal balance in the sum of \$197,093.27 together with interest on said sum at the rate of 10% per annum from January 21, 2003 until paid; Expense of the beneficiary in placing insurance coverage on the premises, if any; real property taxes assessed and unpaid by the Grantor; all costs, fees and expenses of the trust, including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or enforcing the obligation and trustee's and attorney's fees.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on October 15, 2003,

at the hour of 1:00 PM, in accord with the standard of time established by ORS 187.110, at the law offices of Neal G. Buchanan, 435 Oak Avenue in the City of Klamath Falls, County of Klamath, State of Oregon; however, subsequent to the recording of said Notice of Default the original sale proceedings were stayed by order of the court or by proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated by court order on August 21, 2003.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 17, 2003, at the hour of 1:00 PM, in accord with the standard of time established by ORS 187.110, at the law offices of Neal G. Buchanan, 435 Oak Avenue, 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: August 28, 2003, Neal G. Buchanan, Successor Trustee. We are attempting to collect a debt. Any information obtained will be used for that purpose.

#4083 September 3, 10, 17, 24, 2003.

Re: Trust Deed from

84714

SUSAN SORENSON, Grantor  
to

AMERITITLE  
(Neal G. Buchanan, Successor)  
Trustee

After Recording Return to:  
Neal G. Buchanan  
435 Oak Avenue  
Klamath Falls, Oregon 97601

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**NOTICE OF SUBSTITUTED SERVICE**

TO: SUSAN SORENSON, 39555 MODOC POINT RD., CHILOQUIN, OR 97624

You are hereby notified that you have been served with Trustee's Notice of Sale (hereafter called documents) in the above titled cause, a true copy of which is attached hereto and enclosed herewith.

Service was made by delivering a true copy of the documents at your dwelling or usual place of abode, to-wit: 39555 Modoc Point Rd., Chiloquin, Oregon, to Larry Duane Derra, who is a person fourteen years of age or older and a member of your household, on June 8, 2003, at 15:45 hours.

**for NEAL G. BUCHANAN**

Neal G. Buchanan, OSB #77127  
Successor Trustee/Attorney for Trustee  
435 Oak Ave.  
Klamath Falls, Oregon 97601  
(541) 882-6607

**AFFIDAVIT OF MAILING**

STATE OF OREGON, County of Klamath ) ss.

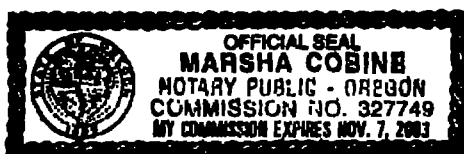
I, Neal G. Buchanan, being first duly sworn, depose, say and certify that:

I mailed an original Notice of Substituted Service, an exact and complete copy of which appears above, together with a true copy of the documents referred to therein and attached thereto, which documents were certified to be an exact and complete copy of the originals thereof by Neal G. Buchanan, attorney for the trustee, to the person and to the address first appearing above on this notice.

The Notice set forth and true copies of the documents were placed in a sealed envelope with first class postage thereon fully prepaid, and deposited by me in the United States Post Office at Klamath Falls, Oregon, on June 18, 2003, addressed as aforesaid.

  
Neal G. Buchanan

SUBSCRIBED AND SWORN TO before me on June 18, 2003.



  
NOTARY PUBLIC FOR OREGON



**KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE**

State of Oregon       )  
County of Klamath     )

**Court Case No.**  
**Sheriff's Case No. 03-01652**

84715

**Received for Service 06/06/03**

I hereby certify that I received for service on  
SORENSEN, SUSAN CELESTE  
the within:

# TRUSTEE'S NOTICE OF SALE

SORENSEN, SUSAN CELESTE  
was served by leaving a true copy with  
DERRA, LARRY DUANE  
a person over the age of fourteen years who resides  
at the place of abode of the within named located at  
39555 MODOC PT RD  
CHILOQUIN , OR, on 06/08/03,  
at 15:45 hours.

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

**Timothy M. Evinger, Sheriff**

## Klamath County, Oregon

By   
SHEPHERD, ERIC

**Copy to:**

NEAL G. BUCHANAN, ATTORNEY AT LAW  
435 OAK AVENUE  
KLAMATH FALLS OR

**OR 97601**

ON

## TRUSTEE'S NOTICE OF SALE

84716

Reference is made to that certain trust deed made by SUSAN SORENSON

\_\_\_\_\_, as grantor, to  
AMERITITLE, an Oregon Corporation, (NEAL G. BUCHANAN, ATTORNEY AT LAW) as Successor Trustee\*, as trustee,  
 in favor of GRACE EVANS, as beneficiary,  
 dated April 17, 2001 signed April 20, 2001, recorded April 26, 2001, 99, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M01 at page 18621, or  
 as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

Lot 7, Block 1, FORT KLAMATH, according to the official plat thereof on file in the office of the County  
 Clerk of Klamath County, Oregon, AND Lot 1, Block 3, BUTLER'S ADDITION TO FORT KLAMATH, according to the  
 official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*By APPOINTMENT OF SUCCESSOR TRUSTEE dated February 4, 2003 and recorded February 12, 2003 in Vol. M03,  
 Page 08598, Neal G. Buchanan, Attorney at Law, was appointed Successor Trustee.

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 de-  
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums: Failure to pay real  
 property taxes in violation of paragraph 5 of the Trust Deed; Failure to maintain insurance coverage on the  
 premises as required by paragraph 4 of the Trust Deed; Failure to make the monthly payments as required in the  
 amount of no less than \$1,300.00 per month (Trust Deed and Note requiring payment of the sum of \$1,833.54 per  
 month) beginning November 1, 2002 and each month thereafter; Failure to pay a balloon payment due April 1, 2003

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust  
 deed immediately due and payable, said sums being the following, to-wit: Principal balance in the sum of \$197,093.27  
 together with interest on said sum at the rate of 10% per annum from January 21, 2003 until paid; expense of the  
 beneficiary in placing insurance coverage on the premises, if any; real property taxes assessed and unpaid by the  
 Grantor; all costs, fees and expenses of the trust, including the cost of title search as well as the other costs  
 and expenses of the trustee incurred in connection with or enforcing the obligation and trustee's and attorney's  
 fees

WHEREFORE, notice hereby is given that the undersigned trustee will on OCTOBER 15, 2003 xx19,  
 at the hour of 1:00 o'clock, P. M., in accord with the standard of time established by ORS 187.110, at  
 the law offices of Neal G. Buchanan, 435 Oak Avenue,

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 per-  
 formance 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 4, 2003 XX

Neal G. Buchanan  
 NEAL G. BUCHANAN

Successor Trustee

State of Oregon, County of Klamath 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.

Attorney for said Trustee

SERVE: \_\_\_\_\_

If the foregoing is a copy to be served pursuant to  
 ORS 86.740 or ORS 86.750(1), fill in opposite  
 the name and address of party to be served.