

1st 228715

Vol M04 Page 01849**RECORDING COVER SHEET**
Pursuant to ORS 205.234State of Oregon, County of Klamath
Recorded 01/13/2004 12:15 p m
Vol M04 Pg 1849-56
Linda Smith, County Clerk
Fee \$ 76⁰⁰ # of Pgs 8

After recording return to:

Northwest Trustee Services, PLLC
Attention: Becky Baker
P.O. Box 4143
Bellevue, WA 98009-4143

1. SUPPLEMENTAL AFFIDAVIT OF MAILING
- ✓ 2. AFFIDAVIT OF MAILING
- ✓ 3. TRUSTEE'S NOTICE OF SALE
- ✓ 4. PROOF OF SERVICE
- ✓ 5. AFFIDAVIT OF PUBLICATION

Original Grantor(s) on Trust Deed: Kristi Stapleton and Mark Stapleton, a wife and husband

Beneficiary: Standard Federal Bank, a Federal Savings Bank

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFFIDAVIT OF SUPPLEMENTAL MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 address, to-wit:

Kristi Stapleton
PO Box 1444
Klamath Falls, OR 97601-0079

Mark Stapleton
PO Box 1444
Klamath Falls, OR 97601-0079

Said 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 required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale, 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 Bellevue, Washington, on 11/20/03. 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.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

Sokhun Meas

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11/20/03**JENNIFER L. BAKER**

STATE OF WASHINGTON

NOTARY — — PUBLIC

MY COMMISSION EXPIRES 06-23-07

Jennifer Baker
NOTARY PUBLIC in and for the State of
Washington, residing at Bellevue
My commission expires 6/23/07

**AFFIDAVIT OF SUPPLEMENTAL MAILING TRUSTEE'S
NOTICE OF SALE**

**RE: Trust Deed from
Stapleton, Kristi and Mark
Grantor**

**to
Northwest Trustee Services, PLLC,
Trustee**

File No. 7037.29914

**After recording return to:
Northwest Trustee Services, PLLC
(fka Northwest Trustee Services, LLC)
Attn: Becky Baker
P.O. Box 4143
Bellevue, WA 98009-4143**

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

01851

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 address, to-wit:

Kristi Stapleton
405 Martin
Klamath Falls, OR 97603

Mark Stapleton
405 Martin
Klamath Falls, OR 97603

Kristi Stapleton
4909 Haskins Road
Bonanza, OR 97623

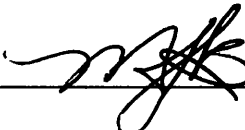
Mark Stapleton
4909 Haskins Road
Bonanza, OR 97623

Said 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 required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale, 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 Bellevue, Washington, on 9/29/03. 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.


STATE OF WASHINGTON)
) ss.
COUNTY OF KING)



I certify that I know or have satisfactory evidence that Jeanene Bautista is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9/29/03

JENNIFER L. BAKER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 06-23-07


NOTARY PUBLIC in and for the State of
Washington, residing at Bellevue
My commission expires 6-23-07

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

**RE: Trust Deed from
Stapleton, Kristi and Mark
Grantor**

**to
Northwest Trustee Services, PLLC,
Trustee**

File No. 7037.29914

**After recording return to:
Northwest Trustee Services, PLLC
(fka Northwest Trustee Services, LLC)
Attn: Becky Baker
P.O. Box 4143
Bellevue, WA 98009-4143**

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Kristi Stapleton and Mark Stapleton, a wife and husband, as grantor, to Amerititle, as trustee, in favor of Standard Federal Bank, a Federal Savings Bank, as beneficiary, dated 04/14/99, recorded 04/15/99, in the mortgage records of Klamath County, Oregon, as Volume M99, Page 13714 and subsequently assigned to Mortgage Electronic Registration Systems, Inc. by Assignment recorded as Volume M03, Page 06397, covering the following described real property situated in said county and state, to wit:

Lots 17 and 18, Block 20, Industrial 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.

PROPERTY ADDRESS: 405 Martin
Klamath Falls, OR 97603

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 is grantor's failure to pay when due the following sums: monthly payments of \$376.85 beginning 04/01/03; plus late charges of \$13.61 each month beginning 04/16/03; plus prior accrued late charges of \$0.00; plus advances of \$22.36; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$38,254.99 with interest thereon at the rate of 7.25 percent per annum beginning 03/01/03; plus late charges of \$13.61 each month beginning 04/16/03 until paid; plus prior accrued late charges of \$0.00; plus advances of \$22.36; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on **January 30, 2004** at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, 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 described real property 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 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.

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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.

The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com.

Northwest Trustee Services, PLLC*

Dated: 9/29, 2003

By Rebecca Baker

Authorized Signature

*Northwest Trustee Services, PLLC was formerly known as Northwest Trustee Services, LLC

For further information, please contact:

Becky Baker
Northwest Trustee Services, PLLC
(fka Northwest Trustee Services, LLC)
P.O. Box 4143
Bellevue, WA 98009-4143
(425) 586-1900
File No.7037.29914/Stapleton, Kristi and Mark

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

By Authorized Signer

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

7037.29914 STAPLETON

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PROOF OF SERVICE

STATE OF OREGON)
) ss.
County of KLAMATH)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, along with the Notice Under the Federal Fair Debt Collection Practices Act, upon an OCCUPANT at the following address:

405 MARTIN, KLAMATH FALLS, OREGON 97603, as follows:

Personal service upon Linda White, by delivering said true copy, personally and in person, at the above address on September 29, 2003 at 5:10 p.m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2003 at _____:_____.m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2003 at _____:_____.m.

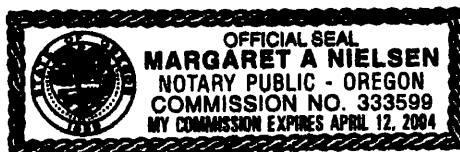
Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2003 at _____:_____.m.

I declare under the penalty of perjury that the above statement is true and correct.

Ed Foreman

Ed Foreman 275703

SUBSCRIBED AND SWORN to before me this 29th day of September 2003 by Ed Foreman.



Margaret A. Nielsen
Notary Public for Oregon

Affidavit of Publication

01855

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 # 6235

Notice of Sale/Stapleton

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)

Four

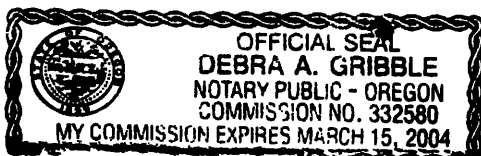
Insertion(s) in the following issues:
November 6, 13, 20, 27, 2003

Total Cost: \$810.00

Larry L. Wells
Subscribed and sworn
before me on: November 27, 2003

Debra A. Gribble
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 Kristi Stapleton and Mark Stapleton, a wife and husband, as grantor, to Amerititle, as trustee, in favor of Standard Federal Bank, a Federal Savings Bank, as beneficiary, dated 04/14/99, recorded 04/15/99, in the mortgage records of Klamath County, Oregon, as Volume M99, Page 13714 and subsequently assigned to Mortgage Electronic Registration Systems, Inc. by Assignment recorded as Volume M03, Page 06397, covering the following described real property situated in said county and state, to wit:

Lots 17 and 18, Block 20, Industrial 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.

PROPERTY ADDRESS: 405 Martin, Klamath Falls, OR 97603.

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 is grantor's failure to pay when due the following sums: monthly payments of \$376.85 beginning 04/01/03; plus late charges of \$13.61 each month beginning 04/16/03; plus prior accrued late charges of

\$0.00; plus advances of \$22.36; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$38,254.99 with interest thereon at the rate of 7.25 percent per annum beginning 03/01/03; plus late charges of \$13.61 each month beginning 04/16/03 until paid; plus prior accrued late charges of \$0.00; plus advances of \$22.36; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 30, 2004 at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110, at the following place: Inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, 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 described real property 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 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

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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.

The trustee's rules of auction may be accessed at www.northwest-trustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com.

REC'D DEC 09 2003

Dated: September 29, 2003. By: Rebecca A. Baker, Authorized Signature. Northwest Trustee Services, PLLC was formerly known as Northwest Trustee Services, LLC. For further information, please contact: Becky Baker, Northwest Trustee Services, PLLC, (fka Northwest Trustee Services, LLC), PO Box 4143, Bellevue, WA 98009-4143. (425) 586-1900. File No. 7037.29914/Stapleton, Kristi and Mark. #6235 November 6, 13, 20, 27, 2003.