

04 MAR 30 AM 11:19

K- 58389

Vol M04 Page 17696

RECORDING COVER SHEET
Pursuant to ORS 205.234

State of Oregon, County of Klamath
Recorded 03/30/2004 11:19 A m
Vol M04 Pg 17696-00
Linda Smith, County Clerk
Fee \$ 46.00 # of Pgs 5

After recording return to:

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

- ✓ 1. AFFIDAVIT OF MAILING
- ✓ 2. AMENDED TRUSTEE'S NOTICE OF SALE

Original Grantor(s) on Trust Deed: Patrick T. Brooks

Beneficiary: Columbia River Bank Mortgage Group

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.

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AFFIDAVIT OF MAILING AMENDED 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:

Patrick T. Brooks
515 Hawthorne Street
Klamath Falls, OR 97601

Patrick T. Brooks
2091 Northeast Mistletoe Court
Bend, OR 97701

Carter Jones Collections, LLC
c/o Kent Pederston, Reg. Agent
1143 Pine Street
Klamath Falls, OR 97601

Carter Jones Collections, LLC
c/o Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls, OR 97601

Patrick T. Brooks
c/o Louis B. Dvorak, Atty
1123 Northwest Bond Street
Bend, OR 97701

Patrick T. Brooks
2307 Biehn Street
Klamath Falls, OR 97601

Rick A. Yarnall, Trustee
1300 Southwest 5th #1700
Portland, OR 97201

Carter Jones Collections
P.O. Box 145
Klamath Falls, OR 97601

Patrick T. Brooks, c/o
Anthony V. Albertazzi, Attorney
1070 Northwest Bond Street #202
Bend, OR 97701

US Trustee, Portland
620 Southwest Main Street, Rm 213
Portland, OR 97205

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Patrick T. Brooks

Grantor

to

Northwest Trustee Services, PLLC

Trustee

File No.7585.20011

After recording return to:
Northwest Trustee Services, PLLC
Attn: Chris Ashcraft
P.O. Box 4143
Bellevue, WA 98009-4143

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 3/25/04. 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.

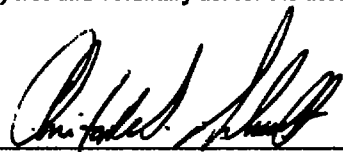
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that LLOYD MAGNO 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: 3/25/04

CHRISTOPHER S. ASHCRAFT
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 3-09-06


NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 3-9-06

AMENDED TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by Patrick T. Brooks, as grantor, to Amerititle, as trustee, in favor of Columbia River Bank Mortgage Group, as beneficiary, dated 02/09/00, recorded 02/16/00, in the mortgage records of Klamath County, Oregon, in Volume M00, Page 4926, covering the following described real property situated in said county and state, to wit:

The Easterly 50 feet of Lots 7 and 8 in Block 55 of Lakeview 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: 515 Hawthorne Street Klamath Falls, OR 97601

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 \$201.16 beginning 01/01/02; plus late charges of \$10.06 each month beginning 01/16/02; plus prior accrued late charges of \$281.68; plus advances of \$2,458.00; 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: \$24,690.58 with interest thereon at the rate of 9 percent per annum beginning 12/01/01; plus late charges of \$10.06 each month beginning 01/16/02 until paid; plus prior accrued late charges of \$281.68; plus advances of \$2,458.00; 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.

The Notice of Default and original Notice of Sale given pursuant thereto stated the property would be sold on Friday, April 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; However, subsequent to the recording of said Notice of Default the original proceedings were stayed by order of the court or by proceedings filed under the U.S. Bankruptcy Code or for other lawful reason. Said stay was terminated effective March 26, 2004.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 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 for reinstatement or payoff quotes requested pursuant to ORS 86.745 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. 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. Requests from persons named in ORS 86.753 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

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: March 26th, 2004

By



Authorized Signature

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

For further information, please contact:

Chris Ashcraft
Northwest Trustee Services, PLLC
P.O. Box 4143
Bellevue, WA 98009-4143
(425) 586-1900

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

AMENDED TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Patrick T. Brooks
Grantor
to
Northwest Trustee Services, PLLC
Trustee

File No. 7585.20011

After recording return to:

Northwest Trustee Services, PLLC
Attn: Chris Ashcraft
P.O. Box 4143
Bellevue, WA 98009-4143

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