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04-17360

Aspen 58530

State of Oregon, County of Klamath  
Recorded 04/27/2004 2:49 p m  
Vol M04 Pg 25431-27  
Linda Smith, County Clerk  
Fee \$ 51<sup>00</sup> # of Pgs 7

**TRUSTEE'S NOTICE OF SALE**

A default has occurred under the terms of a trust deed made by Lawrence Patrick Reynolds who acquired title as Lawrence Patrice Reynolds, as grantor, to First American Title Insurance Company of Oregon, as Trustee, in favor of Fleet Mortgage Corp., as Beneficiary, dated July 20, 2000, recorded July 28, 2000, in the mortgage records of Klamath County, Oregon, in Volume No. M00, at Page 27722, beneficial interest now held by Washington Mutual Bank, F.A. successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp., covering the following described real property:

**LOT 19 IN BLOCK 3 OF TRACT NO. 1046, ROUND LAKE ESTATES,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE  
OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON  
COMMONLY KNOWN AS: 14307 Meadowbrook Court, 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:

Monthly payments in the sum of \$764.02 from October 1, 2003, monthly payments in the sum of \$757.41 from December 1, 2003, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$77,891.13, together with interest thereon at the rate of 8.37500% per annum from September 1, 2003, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 26, 2004, at the hour of 11:00 AM, in accord with the standard time established by ORS 187.110, at the main entrance of the Klamath County Courthouse, located at 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 said described real property which the grantor has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his 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 due (other than such portion of the principal as would not then be due had no default

51.00  
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occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligations 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 masculine gender includes the feminine and the neuter, 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.

Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property.

The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt.

KELLY D. SUTHERLAND  
Successor Trustee

Dated

1/21/09

By:



State of Washington, County of Clark, ss:

I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale

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SHAPIRO & KREISMAN  
201 NE Park Plaza Drive, #150  
Vancouver, WA 98684  
(360) 260-2253

Lender Loan #: 8015498473



# Affidavit of Publication

25434

## STATE OF OREGON, COUNTY OF KLAMATH

I, Jeanine P. Day, 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 I know from my personal knowledge that the

Legal # 6459

Notice of Sale/Reynolds

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:

March 10, 17, 24, 31, 2004

Total Cost: \$837.00

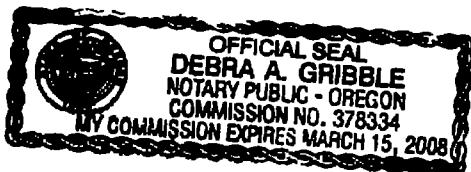
*Jeanine P. Day*

Subscribed and sworn

before me on: March 31, 2004

*Debra A. Gribble*  
Notary Public of Oregon

My commission expires March 15, 2008



### TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Lawrence Patrick Reynolds who acquired title as Lawrence Patrice Reynolds, as grantor, to First American Title Insurance Company of Oregon as Trustee, in favor of Fleet Mortgage Corp., as Beneficiary, dated July 20, 2000 recorded July 28, 2000 in the mortgage records of Klamath County, Oregon, in Volume No. M00, at Page 27722, beneficial interest now held by Washington Mutual Bank, F.A. successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp., covering the following described real property:

Lot 19 in Block 3 of Tract No. 1046, Round Lake Estates, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon. COMMONLY KNOWN AS: 14307 Meadowbrook Court, 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:

Monthly payments in the sum of \$764.02 from October 1, 2003 monthly payments

in the sum of \$757.41 from December 1, 2003 together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$77,891.13, together with interest thereon at the rate of 8.37500% per annum from September 1, 2003 together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 26, 2004, at the hour of 11:00 AM, in accord with the standard time established by ORS 187.110 at the main entrance of the Klamath County Courthouse, located at 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 said described real property which the grantor has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his 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

in the sum of \$757.41 from December 1, 2003 together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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:

Monthly payments in the sum of \$764.02 from October 1, 2003 monthly payments

by the trustee. Notice is further given that any person named in ORS 86.735 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 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 obligations 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 masculine gender includes the feminine and the neuter, 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 which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall

be conducting property inspections on the said referenced property.

The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt.

Dated: January 21, 2004. By: Kelly D. Sutherland, Successor Trustee. State of Washington, County of Clark, ss: I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale.

Shapiro & Kreisman, 201 NE Park Plaza Drive, #150, Vancouver, WA 98684. (360) 260-2253. Lender Loan #8015498473. #6459 March 10, 17, 24, 31, 2004.

AFTER RECORDING RETURN TO:  
Shapiro & Sutherland, LLC  
12500 SE 2nd Circle, Suite 120  
Vancouver, WA 98684  
Telephone:(360) 260-2253  
04-17360

25436

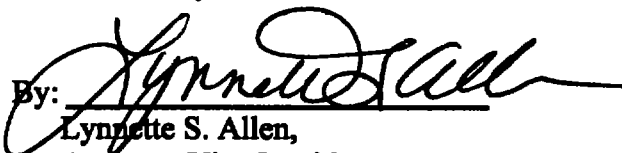
## CERTIFICATE OF NON-MILITARY SERVICE

STATE OF WASHINGTON )  
 ) SS.  
County of CLARK )

THIS IS TO CERTIFY THAT I, Lynnette S. Allen, am the Assistant Vice President of Washington Mutual Bank, F.A. successor by operation of law to Washington Mutual Home Loans, Inc. successor by merger to Fleet Mortgage Corp., the current beneficiary in that certain trust deed in which Lawrence Patrick Reynolds who acquired title as Lawrence Patrice Reynolds, as grantor, conveyed to First American Title Insurance Company of Oregon, as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated July 20, 2000, and recorded July 28, 2000, in the mortgage records of said county, Volume No. M00, at Page 27722, thereafter a Notice of Default with respect to said trust deed was recorded January 20, 2004, Document No. M04-03185, of said mortgage records; thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed is scheduled to be sold at the trustee's sale on May 26, 2004; I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailor's Civil Relief Act of 1940," as amended, or legally incompetent under the laws of the State of Oregon.

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

Washington Mutual Bank, F.A. successor by  
operation of law to Washington Mutual  
Home Loans, Inc. successor by merger to  
Fleet Mortgage Corp.  
Beneficiary

By:   
Lynnette S. Allen,  
Assistant Vice President

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF CLARK )

On this 22<sup>nd</sup> day of April, 2004, before me the undersigned a Notary Public appeared Lynnette S. Allen, personally known to me or proved to me on the basis of satisfactory evidence to be the Assistant Vice President of the corporation that executed the within instrument, also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, the date first hereinabove written.

Sharon E Halme  
Notary Public for State indicated above  
My commission expires: 11-29-07



Loan #: 8015498473