

**PROOF OF SERVICE OF TRUSTEE'S
NOTICE OF SALE UPON OCCUPANT
PURSUANT TO ORS 86.750**

State of Oregon, County of Klamath
Recorded 06/23/2004 3:23 p m
Vol M04 Pg 40703-06
Linda Smith, County Clerk
Fee \$ 36⁰⁰ # of Pgs 4

RE: Trust Deed from

Charles Green and Janet Green

Grantor

To

California-Oregon Telecomm. Co.

Trustee

After recording, return to:

cc: **James R. Uerlings
Bolvin, Uerlings & Dilaconl, P.C.
803 Main Street, Suite 201
Klamath Falls, OR 97601**

STATE OF OREGON)

) s.
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, and that I am not the beneficiary or trustee named in the original Trustee's Notice of Sale attached hereto, nor a successor to either, nor an officer, director, employee of, or attorney for, the beneficiary or trustee, or successor of either, corporate or otherwise.

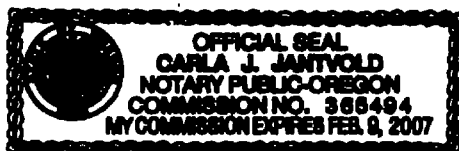
I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities named below by delivering true copies of the Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, as follows:

Upon Janet Green, by delivering such true copy to her, personally and in person, at 2450 Montelius, Klamath Falls, Oregon, on June 14, 2004 at 2:15 p.m., and,

Upon Charles Green, by delivering such true copy to him, personally and in person, at 833 East Main Street, Klamath Falls, Oregon, on June 14, 2004 at 2:27 p.m.

Gary Nielsen

SUBSCRIBED AND SWORN TO before me on June 18th, 2004.



Carla J. Jantvold
Notary Public for OREGON
My Commission Expires: 02/09/07

30v

EC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

TRUSTEE'S NOTICE OF SALE

40704

Reference is made to that certain trust deed made by Charles Green and Janet Green

as grantor,
to California-Oregon Telecommunications Co., as trustee,
in favor of Robert W. Edgar and Bette J. Edgar, now known as Bette J. Reeves, as beneficiary,
dated September 30, 2000, recorded on October 10, 2000, in the Records of
Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. M00 at page 37070,
or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. _____ (indicate which), covering the following
described real property situated in that county and state, to-wit:

See Exhibit A - Part 1, attached hereto and incorporated by this reference.

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 in grantor's failure to pay when due the following sums: 1) Monthly payments totaling \$1200 each month for the months of September 2003 through May 2004 & thereafter & \$100 balance of August 2003 payment; 2) Failure to pay real property taxes delinquent in the amount of \$5483.10 plus interest & penalties; 3) Failure to provide proof of insurance on the premises; 4) Failure to pay advances, if any, by beneficiary to pay delinquent taxes &/or insurance; 5) Failure to keep the property free & clear of the liens identified on Exhibit A - Part 2.

By reason of the default just described, 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:
\$117,620.88 plus interest from April 27, 2004 until paid, beneficiary's attorney fees, trustee fees, all costs of foreclosure, and any property taxes or insurance premiums advanced by beneficiary to protect her interest.

WHEREFORE, notice is hereby given that the undersigned trustee will on October 26, 2004, at the hour of 11:30 ~~o'clock~~, A.M., in accord with the standard of time established by ORS 187.110, at 803 Main Street, Suite 201

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 real property described above 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 the 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 those 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 and attorney fees not exceeding the amounts provided by 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED June 7, 2004

James R. Uerlings

Successor, Trustee

803 Main Street, Suite 201

ADDRESS

Klamath Falls Oregon 97601 884-8101

CITY

STATE

ZIP

PHONE

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 Trustee

SERVE:* Charles Green and Janet Green

833 East Main Street

Klamath Falls, OR 97601

**Exhibit A
Part 1**

Real property in the County of Klamath, State of Oregon, commonly known as 833 East Main Street, Klamath Falls, more particularly described as follows:

All of Lots 594 and 595, Block 108, MILLS 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, EXCEPT the following:

Beginning at a point 55 feet East from the Southwest corner of Lot 595 in Block 108 of Mills Addition to the City of Klamath Falls, Oregon (as shown on the recorded plat thereof), thence North and at right angles to the North line of Darrow Street, a distance of 70 feet; thence East and parallel to the North line of Darrow Street, a distance of 45 feet; thence South and at right angles to Darrow Street a distance of 70 feet to the North line of Darrow Street; thence along the North line of Darrow Street Westerly a distance of 45 feet to the point of beginning.

Tax Parcel No. R479798

Beneficiaries' interest assigned by operation of Dissolution of Marriage Judgment entered in the Klamath County Circuit Court Case #99-01411CV on October 6, 2000 from Robert W. Edgar and Bette J. Edgar to Bette J. Edgar only.

Bette J. Edgar is now known as Bette J. Reeves.

James R. Uerlings, attorney at law, appointed successor trustee on May 18, 2004 and recorded in Vol M04, at page 31161 in the office of the County Clerk of Klamath County, Oregon.

Part 2

1. A County Tax Warrant for the amount herein stated, plus interest and statutory charges:
 Warrant No.: 20000781
 Entered: 04/16/01
 Recorded: April 25, 2001 in Volume M01, page 18410, records of Klamath County, Oregon
 Amount: \$292.51
 Debtor: East Main Auto & 4x4 & Green, Charles & Sue

2. Judgment.
 In Favor of: Shan R. Britton
 Against: Charles Green and East Main Auto Repair
 Amount: \$2,641.00, together with interest, costs and attorneys' fees, if any
 Dated: December 5, 2001
 Filed: December 5, 2001
 Judgment No.: 0102852CVT
 Case/Cause No.: 0102852CVT
 Attorney for Judgment Creditor: N/A

3. A County Tax Warrant for the amount herein stated, plus interest and statutory charges:
 Warrant No.: 2001203
 Entered: 04/15/02
 Recorded: April 8, 2002 in Volume M02, page 20395, records of Klamath County, Oregon
 Amount: \$845.60
 Debtor: East Main Auto & 4x4 & Green, Charles & Sue

4. Judgment.
In Favor of: Highland Community Federal Credit Union
Against: Charles Bennett Green and Janet Susan Green
Amount: \$15,056.74, together with interest, costs and attorneys' fees, if any
Dated: May 13, 2002
Filed: May 13, 2002
Judgment No.: 0200835CV
Case/Cause No.: 0200835CV
Attorney for Judgment Creditor: Neal G. Buchanan
5. Judgment.
In Favor of: West One Auto Center
Against: Charles B. Green/dba East Main 4x4
Amount: \$1,075.79, together with interest, costs and attorneys' fees, if any
Dated: June 6, 2002
Filed: June 13, 2002
Judgment No.: 0201801CV
Case/Cause No.: 0201801CV
Attorney for Judgment Creditor: N/A
6. A State Revenue Tax Warrant for the amount herein stated, plus interest and statutory charges:
Warrant No.: 75734
Entered: February 24, 2003
Recorded: March 3, 2003 in Volume M03, page 12808, records of Klamath County, Oregon
Amount: \$623.74
Debtor: Janet S. Green & Charles B. Green, individually, and dba East Main Auto & 4x4 Repair
7. A County Tax Warrant for the amount herein stated, plus interest and statutory charges:
Warrant No.: 2002734
Entered: 04/15/03
Recorded: May 1, 2003 in Volume M03, page 28814, records of Klamath County, Oregon
Amount: \$1,228.11
Debtor: East Main Auto & 4x4 & Charles Green & Sue Green
8. A State Revenue Tax Warrant for the amount herein stated, plus interest and statutory charges:
Warrant No.: 77773
Entered: June 9, 2003
Recorded: July 15, 2003 in Volume M03, page 49161, records of Klamath County, Oregon
Amount: \$452.12
Debtor: Janet S. Green & Charles B. Green, individually, and dba East Main Auto & 4x4 Repair
9. A State Revenue Tax Warrant for the amount herein stated, plus interest and statutory charges:
Warrant No.: 80556
Entered: March 15, 2004
Recorded: March 19, 2004 in Volume M04, page 15650, records of Klamath County, Oregon
Amount: \$687.57
Debtor: Janet S. Green & Charles B. Green, individually, and dba East Main Auto & 4x4 Repair
10. A County Tax Warrant for the amount herein stated, plus interest and statutory charges:
Warrant No.: 20030631
Entered: 04/15/04
Recorded: April 14, 2004 in Volume M04, page 21712, records of Klamath County, Oregon
Amount: \$1,743.03
Debtor: East Main Auto & 4x4 & Charles & Sue Green