

04 JUN 29 AM 11:03

AFTER RECORDING RETURN TO:  
Shapiro & Kreisman  
201 NE Park Plaza Drive, #150  
Vancouver, WA 98684  
03-16763

Vol M04 Page 42077

State of Oregon, County of Klamath  
Recorded 06/29/2004 11:03a m  
Vol M04 Pg 42077-84  
Linda Smith, County Clerk  
Fee \$ 61.00 # of Pgs 9

ASPEN 57865  
OREGON

## AFFIDAVIT OF MAILING OF NOTICE OF SALE

I, Kelly D. Sutherland, say and certify that:

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 successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail, return receipt requested, and first class mail to each of the following named persons at their last known addresses, to-wit:

David E. Leppart  
1504 Fulton Street  
Klamath Falls, OR 97601

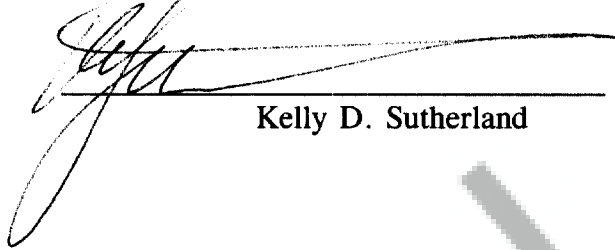
The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person requesting notice as provided in ORS 86.785 and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by Kelly D. Sutherland, Shapiro & Kreisman, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Vancouver, Washington, on January 20, 2004. Each notice was mailed after the date that the Notice of Default and Election to Sell described in said Notice of Sale was recorded which was at least 120 days before the day of the trustee sale.

61\*

42078

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

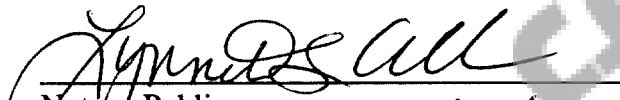
  
Kelly D. Sutherland

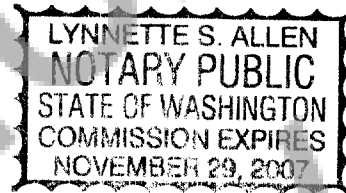
State of Washington )

County of Clark )

On this 20<sup>th</sup> day of January, in the year 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared Kelly D. Sutherland personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed.

Witness my hand and official seal

  
Notary Public  
My Commission Expires 11/29/07



Lender Loan #: 5101261716

## TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by David E. Leppert, as grantor, to Stephen J. Smith, Esq., as Trustee, in favor of Washington Mutual Home Loans, Inc., as Beneficiary, dated May 18, 2001, recorded May 29, 2001, in the mortgage records of Klamath County, Oregon, at Volume M01 page 24622, and re-recorded October 15, 2002 at Volume M02 Page 58661, beneficial interest now held by Washington Mutual Bank, F.A., successor by merger to Washington Mutual Home Loans, Inc., covering the following described real property:

The West 73.8 feet of Lot 1 in Block 31 of Hillside Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

**COMMONLY KNOWN AS:** 1504 Fulton Street, 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 \$496.46 from April 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:

\$52,893.82, together with interest thereon at the rate of 6.75000% per annum from March 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 January 14, 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 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 9/10/03

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

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

Lender Loan #: 5101261716

# **PROOF OF SERVICE JEFFERSON STATE ADJUSTERS**

STATE OF: OREGON  
COUNTY OF: KLAMATH

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: **Occupants of 1504 Fulton Street Klamath Falls, Oregon**

**XPERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Michelle Leppert at the address below.

**X SUBSTITUTE SERVICE:** By delivering an Original or True Copy to Michelle Leppert, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: **David Leppert**

☐ **OTHER METHOD:** By leaving an Original or True Copy with \_\_\_\_\_.

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_\_\_\_ and after personal inspection, I found the above described real property to be unoccupied.

**X SUBSTITUTE SERVICE MAILER:** That on the 15th day of September, 2003 I mailed a copy of the Trustee's Notice of Sale addresses to 1504 Fulton Street and all other occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed Mary Bakie  
Mary Bakie

1504 Fulton Street Klamath Falls, Oregon

## **ADDRESS OF SERVICE**

I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

September 12, 2003

8:55AM

**DATE OF SERVICE**

**TIME OF SERVICE**

☐ or non occupancy

By: Rob Girard

Rob Girard

Dated this 12 day of September 2003.

Subscribed and sworn to before me by Rob Girard



Margaret A. Nielsen  
Notary Public for Oregon



# Affidavit of Publication

42082

## 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 # 6605

Amended Notice of Sale/Leppert

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:  
April 28, May 5, 12, 19, 2004

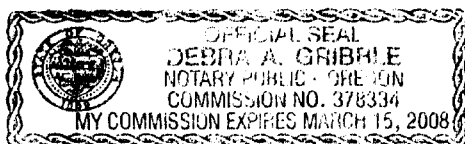
Total Cost: \$864.00

Subscribed and sworn

before me on: May 19, 2004

Notary Public of Oregon

My commission expires March 15, 2008



### AMENDED TRUSTEE'S NOTICE OF SALE (After Release From Stay)

Reference is made to that certain trust deed made by David E. Leppert, as grantor to Stephen J. Smith, Esq., as Trustee, in favor of Washington Mutual Home Loans, Inc., as Beneficiary, dated May 18, 2001, recorded May 29, 2001, in the mortgage records of Klamath County, Oregon, in Volume M01, page 24622, and re-recorded October 15, 2002 in Volume M02, page 58661, beneficial interest now held by Washington Mutual Bank, FA, successor by operation of law to Washington Mutual Home Loans, Inc., covering the described real property in said county and state, to-wit:

The West 73.8 feet of Lot 1 in Block 31 of Hillside Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. COMMON- LY KNOWN AS: 1504 Fulton Street, 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 \$496.46 from April 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:

\$52,841.55 together with interest thereon at the rate of 6.75% per annum from March 1, 2003 together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on January 14, 2004 at 11:00 AM, in accordance with the standard of 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; 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 of for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on April 9, 2004.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 23, 2004 at 11:00 AM, in accordance with the standard of 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, (which is the new date, time and place set for sale) sell at public auction to the highest bidder foreclose the interest in the said described real property which the grantor has or had power to convey at the time of the execution by him of the 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 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.

Dated: April 23, 2004. By: Kelly D. Sutherland, Successor Trustee. Shapiro & Sutherland, LLC, 12500 SE 2nd Circle, Suite 120, Vancouver, WA 98684.

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.

I, the undersigned certify that I am the attorney or one of the attorneys for the above named trustee and the foregoing is a complete and exact copy of the original trustee's notice of sale as amended.  
#6605 April 28, May 5, 12, 19, 2004.

AFTER RECORDING RETURN TO:  
Shapirp & Sutherland, LLC  
12500 SE 2nd Circle, Suite 120  
Vancouver, WA 98684  
Telephone:(360) 260-2253  
03-16763

42084


## 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 and Attesting Assistant Secretary of Washington Mutual Bank, F.A., successor by merger to Washington Mutual Home Loans, Inc., the current beneficiary in that certain trust deed in which David E. Leppert, as grantor, conveyed to Stephen J. Smith, Esq., as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated May 18, 2001, and recorded May 29, 2001, in the mortgage records of said county, in Book M01 Page 24622; and re-recorded October 15, 2002, in Book M02 Page 58661; thereafter a Notice of Default with respect to said trust deed was recorded September 8, 2003, in Book M03 Page 66421, 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 June 23, 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 merger to  
Washington Mutual Home Loans, Inc.  
Beneficiary

By:   
Lynnette S. Allen,  
Assistant Vice President and Attesting Assistant Secretary



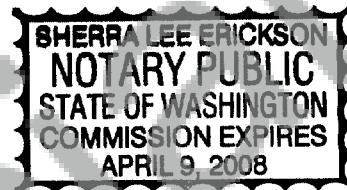
STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF CLARK )

42085

On this 23<sup>rd</sup> day of June, 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 and Attesting Assistant Secretary 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.

Sherra Lee Erickson  
Notary Public for State indicated above  
My commission expires: \_\_\_\_\_



Loan #: 5101261716

Unofficial Copy