

04 AUG 16 PM 10:37

Vol M04 Page 53592

WHEN REDORDED MAIL TO:
Ocwen Federal Bank FSB
12650 Ingenuity Drive
Orlando, FL 32826

(Recorder's Use)

State of Oregon, County of Klamath
Recorded 08/16/04 10:32 a m
Vol M04 Pg 53592-97
Linda Smith, County Clerk
Fee \$ 46⁰⁰ # of Pgs 6

T.S. NO.: F-33861-OR-AP
LOAN NO.: 33027921

Append: 58439

AFFIDAVIT OF MAILING AMENDED NOTICE OF SALE

STATE OF California} SS
COUNTY OF San Diego}

I, MICHAEL TRUJILLO, being first duly sworn, depose, say and certify that:
At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named person's at their last known address, to-wit:

NAME & ADDRESS

CERTIFIED NO.

SEE ATTACHED

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons 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 for FIDELITY NATIONAL TITLE INSURANCE COMPANY, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail San Diego California, on 8/4/2004. Each of said notices was mailed after the notice of default and election to sell described in said Notice of Sale was recorded and at least 20 days before the day fixed in said notice by the trustee for the trustee's sale.

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

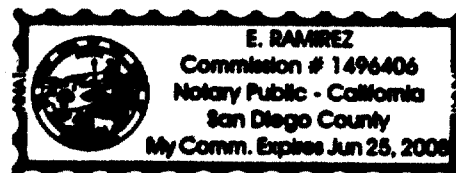
STATE OF California} SS
COUNTY OF San Diego}

On 8/12/2004 before me, the undersigned, A Notary Public
in and for said State, personally appeared MICHAEL TRUJILLO (notary seal)
personally known to me (or proved to me on the basis of satisfactory evidence)
to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his./her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal

Signature

E. Ramirez



46X

53593

AFFIDAVIT OF MAILING

Date: August 04, 2004

T.S. No.: F-33861-OR-AP

Loan No.: 33027921

STATE OF California }
COUNTY OF San Diego }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in San Diego County at QUALITY LOAN SERVICE CORPORATION, and is not a party to the within action and that on August 04, 2004, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, certified or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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

X 
Affiant Michael Trujillo

PHILLIP R. COOK
9607 SNOWGOOSE LANE
KLAMATH FALLS, OR 97801
Z71788518801019956031

PHILLIP R. COOK
9607 SNOWGOOSE LANE
KLAMATH FALLS, OR 97801
First Class

KATHERINE I. COOK
9607 SNOWGOOSE LANE
KLAMATH FALLS, OR 97801
Z71788518801019956048

KATHERINE I. COOK
9607 SNOWGOOSE LANE
KLAMATH FALLS, OR 97801
First Class

OCCUPANT
9607 SNOWGOOSE LANE
KLAMATH FALLS, OR 97801
Z71788518801019956055

OCCUPANT
9607 SNOWGOOSE LANE
KLAMATH FALLS, OR 97801
First Class

53594

AFFIDAVIT OF MAILING

Date: **August 04, 2004**

T.S. No.: **F-33861-OR-AP**

Loan No.: **33027921**

STATE OF California }
COUNTY OF San Diego }

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

X 
Affiant **Michael Trujillo**

PHILLIP R. COOK
9607 SNOWGOOSE LANE
KLAMATH FALLS, OR 97601
Z71788518801019956062

PHILLIP R. COOK
9607 SNOWGOOSE LANE
KLAMATH FALLS, OR 97601
First Class

KATHERINE I. COOK
9607 SNOWGOOSE LANE
KLAMATH FALLS, OR 97601
Z71788518801019956079

KATHERINE I. COOK
9607 SNOWGOOSE LANE
KLAMATH FALLS, OR 97601
First Class

PHILLIP COOK
P.O. BOX 874
RENO, OR 97627
Z71788518801019956086

PHILLIP COOK
P.O. BOX 874
RENO, OR 97627
First Class

53595

AFFIDAVIT OF MAILING

Date: **August 04, 2004**

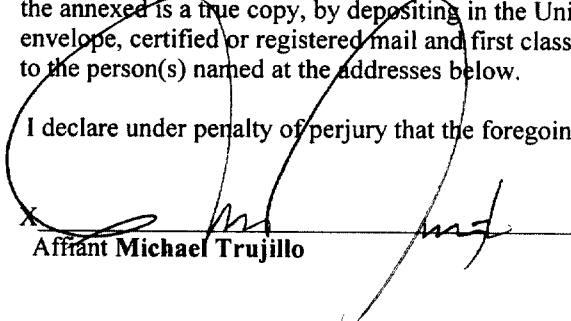
T.S. No.: **F-33861-OR-AP**

Loan No.: **33027921**

STATE OF **California** }
COUNTY OF **San Diego** }

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


Affiant **Michael Trujillo**

KATHERINE COOK
P.O. BOX 874
RENO, OR 97627
Z71788518801019956093

KATHERINE COOK
P.O. BOX 874
RENO, OR 97627
First Class

VICKY THOMPSON
9607 SNOWGOOSE LN
KLAMATH FALLS, OR 97601
Z71788518801019956109

VICKY THOMPSON
9607 SNOWGOOSE LN
KLAMATH FALLS, OR 97601
First Class

AMENDED TRUSTEE'S NOTICE OF SALE

Loan No: 33027921

T.S. No.: F-33861-OR-AP

Reference is made to that certain deed made by, PHILLIP R. COOK AND KATHERINE I. COOK, AS TENANTS BY THE ENTIRETY as Grantor to FIRST AMERICAN TITLE, in favor of UNITED PANAM MORTGAGE, as Beneficiary, dated 5/12/1999, recorded 5/24/1999, in official records of Klamath county, Oregon in book/reel/volume No. M99 at page No. 20576, fee/file/instrument/microfile/reception No. *** (indicated which), covering the following described real property situated in said County and State, to-wit:

LOT 32, BLOCK 1, ORIGINAL PLAT OF KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Assessor's #: 3907-36A-200 / R489938

More commonly known as:	9607 SNOWGOOSE LANE KLAMATH FALLS, OR 97601
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Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's:

FAILURE TO MAKE THE 9/1/2003 PAYMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT PAYMENTS, TOGETHER WITH LATE CHARGES, IMPOUNDS, TAXES ADVANCES AND ASSESSMENTS.

Monthly Payment \$456.76

Monthly Late Charge 5%

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: \$46,843.44 with interest thereon at the rate of 10.99 percent beginning 8/1/2003; plus late charges of \$31.66 beginning 9/1/2003 until paid; plus prior accrued late charges of ; plus advances of \$279.34; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on 5/24/2004, at the hour of 10:00 AM Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR, 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 or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on 7/7/2004.

Whereof, notice hereby is given that, FIDELITY NATIONAL TITLE INSURANCE COMPANY the undersigned trustee will on 8/26/2004 at the hour of 10:00 AM, Standard of Time, as established by section 187,110, Oregon Revised Statutes, at

ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR

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 had 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 Section 86.753 of Oregon Revised

Statues has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

For Sale Information (916) 387-7728

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.


Dated: August 04, 2004

FIDELITY NATIONAL TITLE - TUSTIN
, TRUSTEE
By: QUALITY LOAN SERVICE, AGENT
(619) 645-7711
For Sale Information (916) 387-7728

Signature By 

STATE OF CALIFORNIA
COUNTY OF ORANGE

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



AMENDED TRUSTEE'S NOTICE OF SALE

Loan No.: **33027921**

T.S. No.: **F-33861-OR-AP**