

04 AUG 23 PM 2:44

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation  
P.O. Box 22004  
525 East Main Street  
El Cajon, CA 92022-9004

Vol M04 Page 55571

State of Oregon, County of Klamath  
Recorded 08/23/04 2:44 p m  
Vol M04 Pg 55571-78  
Linda Smith, County Clerk  
Fee \$ 56.00 # of Pgs 8

4410157  
T.S. NO.: 1067149-09  
LOAN NO.: 1004210700

Aspen: 59078  
**AFFIDAVIT OF MAILING NOTICE OF SALE**

STATE OF CALIFORNIA } SS  
COUNTY OF SAN DIEGO }

I, FRANCO CABADING 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 Notice of Sale given under the terms of that certain trust 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 registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

**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 by MERLOBEL R CUSTODIO, for CAL-WESTERN RECONVEYANCE CORPORATION, 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 in San Diego County, California, on May 07, 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 120 days before the day fixed in said notice by the trustee for the trustee's sale.

Affiant FRANCO CABADING

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this \_\_\_\_\_ day of MAY - 7 2004

[Signature]  
Notary Public



## TRUSTEE'S NOTICE OF SALE

55572

Loan No: 1004210700

T.S. No: 1067149-09

Reference is made to that certain deed made by  
MICHAEL J. REED AND JOYCE D. REED, HUSBAND AND WIFE

as Grantor to

FIRST AMERICAN TITLE, as Trustee, in favor of

FIRST FRANKLIN FINANCIAL CORPORATION

as Beneficiary,

dated May 22, 2002, recorded June 04, 2002, in official records of KLAMATH County, OREGON in  
book/reel/volume No. M02 at

page No. 32943, fee/file/instrument/microfilm/reception No. XX covering the following described real property  
situated in the said County and State, to-wit:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 32, TOWNSHIP 39  
SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, FROM WHICH THE QUARTER CORNER  
COMMON TO SECTIONS 32 AND 33 BEARS N. 89 DEGREES 34' E. 354.0 FEET DISTANT; MORE  
COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

Commonly known as:

12310 HIGHWAY 66 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 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 pay the monthly payment due December 1, 2003 of principal, interest and impounds and subsequent  
installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary  
pursuant to the terms and conditions of said deed of trust.

Monthly payment \$1,166.62    Monthly Late Charge \$58.33

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 following, to-wit; The sum of \$143,036.25 together with interest  
thereon at 7.500% per annum from November 01, 2003 until paid; plus all accrued late charges thereon; and all  
trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of  
the said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION  
the undersigned trustee will on September 10, 2004 at the hour of 1:00pm, Standard of Time, as established by  
Section 187.110, Oregon Revised Statutes, at

AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE  
316 MAIN STREET

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 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

**TRUSTEE'S NOTICE OF SALE**

Loan No: 1004210700  
T.S. No: 1067149-09

the costs and expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes 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.


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" includes their respective successors in interest, if any.

Dated: April 30, 2004

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By:

  
Yvonne J. Wheeler, A.V.P.

T.S.#1067149-09

## LEGAL DESCRIPTION

Beginning at a point on the South line of the NE¼ of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, from which the quarter corner common to Sections 32 and 33 bears N. 89°34' E. 354.0 feet distant; thence N. 0°06' E. 1210.35 feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line S. 72°21' W. 340.1 feet; thence S. 0°06' W. 1109.5 feet; thence N. 89°34' E. 324.0 feet to the point of beginning in the E½ SE¼ NE¼ of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

5/7/2004 11:27:47 AM Sender: CalWestern Reconveyance  
525 E Main  
El Cajon CA 92020

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1067149-09 030 05061604 CWR

Postal Number Sequence Recipient Name

11041994141002513934  
1 OCCUPANT

Address Line 1/3

12310 HIGHWAY 66

Address Line 2/4

KLAMATH FALLS OR 97601

11041994141002513941  
2 MICHAEL J. REED

12310 HIGHWAY 66

KLAMATH FALLS OR 97601

11041994141002513958  
3 JOYCE D. REED

12310 HIGHWAY 66

KLAMATH FALLS OR 97601

11041994141002513965  
4 ROGUE RIVER MORTGAGE LLC

P.O. BOX 706

GRANTS PASS OR 97528

55575

5/7/2004 11:27:48 AM Sender: CalWestern Reconveyance  
525 E Main  
El Cajon CA 92020

Postal Class: Certified - Ret

Type of Mailing: NOS

Affidavit Attachment: 1067149-09 030 05061604 CWR

Postal Number Sequence Recipient Name

71041994141003800202	1	OCCUPANT	12310 HIGHWAY 66	Address Line 1/3	Address Line 2/4
71041994141003800219	2	MICHAEL J. REED	12310 HIGHWAY 66		KLAMATH FALLS OR 97601
71041994141003800226	3	JOYCE D. REED	12310 HIGHWAY 66		KLAMATH FALLS OR 97601
71041994141003800233	4	ROGUE RIVER MORTGAGE LLC	P.O. BOX 706		GRANTS PASS OR 97528

55576

# Affidavit of Publication

## 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 # 6693

Notice of Sale/Reed

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: ( 4 )  
Four

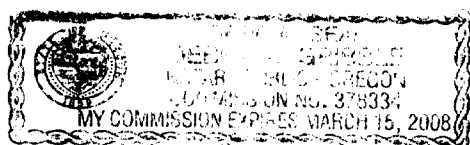
Insertion(s) in the following issues:  
May 28, June 4, 11, 18, 2004

Total Cost: \$702.00

*Jeanine P. Day*  
Subscribed and sworn  
before me on: June 18, 2004

*Debra A. Snodice*  
Notary Public of Oregon

My commission expires March 15, 2008



### TRUSTEE'S NOTICE OF SALE

Loan No.: 1004210700  
T.S. No.: 1067149-09  
Reference is made to that certain deed made by, Michael J. Reed and Joyce D. Reed, Husband And Wife, as Grantor to First American Title, as Trustee, in favor of First Franklin Financial Corporation, as Beneficiary, dated May 22, 2002, recorded June 04, 2002, in official records of Klamath County, Oregon in book/reel/volume No. M02 at page No. 32943, fee/file/Instrument/microfilm/reception No. XX covering the following described real property situated in said County and State, to-wit: Beginning at a point on the South line of the NE 1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, from which the quarter corner common to Sections 32 and 33 bears N. 89°34' E. 354.0 feet distant; thence N. 0°06' E. 1210.35 feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line S. 72°21' W. 340.1 feet; thence S. 0°06' W. 1109.5 feet; thence N. 89°34' E. 324.0 feet to the point of the beginning in the E1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Commonly known as: 12310 Highway 66 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 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 pay the monthly payment due December 1, 2003 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Monthly payment \$1,166.62 Monthly Late Charge \$58.33. 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: The sum of \$143,036.25 together with interest thereon at 7.500% per annum from November 01, 2003 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of said Deed of Trust. Whereof, notice hereby is given that, Cal-Western Reconveyance Corporation the undersigned trustee will on September 10, 2004 at the hour of 1:00pm, Standard Time, as established by Section 187.110, Oregon Revised Statutes, At the main street entrance to Klamath County Courthouse, 316 Main Street 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

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 expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes 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. 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 owning an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any. Dated: April 30, 2004. Cal-Western Reconveyance Corporation 525 East Main Street P.O. Box 22004 El Cajon CA 92022-9004 Cal-Western Reconveyance Corporation  
SIGNATURE/BY:  
Yvonne J. Wheeler,  
A.V.P. R-108488  
05/28/06/04/06/11/06  
/18/2004  
#6693 May 28, 2004  
June 4, 11, 18, 2004

108488  
1067149-09  
55578

**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 12310 Highway 66, Klamath Falls, OR 97601

**X PERSONNALLY SERVED:** Original or True Copy to within named, personally and in person Jane Doe  
at the address below.

**X SUBSTITUE SERVICE:** By delivering an Original or True Copy to Jane Doe, a person over the age of 14 who resides  
at the place of abode of the within named at said abode shown below for: John Doe

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

**X SUBSTITUTE SERVICE MAILER:** That on the 10<sup>th</sup> day of May, 2004 I mailed a copy of the Trustee's Notice of Sale addressed  
to John Doe 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: Evelyn Mitts  
Evelyn Mitts

**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.

May 10, 2004

DATE OF SERVICE

10:20 A.M.

TIME OF SERVICE

☐ or not found

By: Jenny Johnson

Dated this 10<sup>th</sup> day of May, 2004.

Subscribed and sworn before me by Jenny Johnson

Margaret A. Nielsen  
Notary Public for Oregon



108488