

04 SEP 3 PM 12:21

399469
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF CALIFORNIA, COUNTY OF VENTURA) ss:

I, the undersigned, being first duly sworn, depose and 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 the beneficiary's successor in interest named in the attached original 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 both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known address, to-wit:

See attached Exhibit A for all the mailing address(es).

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by First American 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 post office at VENTURA, CALIFORNIA, on 6-10-2004. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. 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. As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before me on 6-10, 2004, by Shantal Melkondjian

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

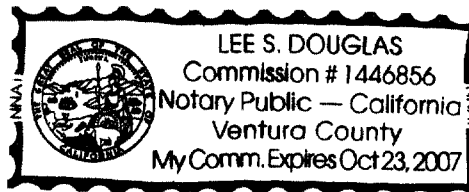
Grantor

ERIC Z COMFORT, STEPHANIE D COMFORT, STEPHANIE DEE COMFORT and ERIC ZENOUS COMFORT

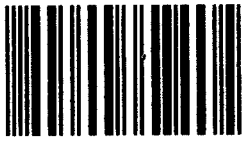
Shantal Melkondjian
Notary Public for California
Residing at Ventura, CA
My commission expires: 10-25-07

First American Title Insurance Company
Trustee TS No. 04-06756

After Recording return to:
400 COUNTRYWIDE WAY SV-35
First American Title Insurance Company
SIMI VALLEY, CA 93065



State of Oregon, County of Klamath
Recorded 09/03/04 12:21 p m
Vol M04 Pg 59192-201
Linda Smith, County Clerk
Fee \$ 66.00 # of Pgs 10



59193

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
"EXHIBIT A"**

TS No. 04-06756

ERIC Z COMFORT
4264 SELMA ST
KLAMATH FALLS, OR 97603
7187 7930 3131 0391 2629

STEPHANIE D COMFORT
4264 SELMA ST
KLAMATH FALLS, OR 97603
7187 7930 3131 0391 2667

ERIC Z COMFORT
4264 SELMA AVENUE
KLAMATH FALLS, OR 97603-8570
7187 7930 3131 0391 2636

STEPHANIE D COMFORT
4264 SELMA AVENUE
KLAMATH FALLS, OR 97603-8570
7187 7930 3131 0391 2674

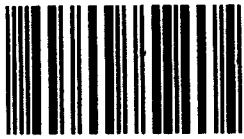
ERIC Z COMFORT
4264 SELMA AVE
KLAMATH FALLS, OR 97603
7187 7930 3131 0391 2643

STEPHANIE D COMFORT
4264 SELMA AVE
KLAMATH FALLS, OR 97603
7187 7930 3131 0391 2681

STEPHANIE DEE COMFORT
4264 SELMA AVE
KLAMATH FALLS, OR 97603
7187 7930 3131 0391 2698

STATE OF OREGON EMPLOYMENT DEPARTMENT
875 UNION ST, NE, ROOM 107
SALEM, OR 97311
7187 7930 3131 0391 2735

STEPHANIE DEE COMFORT
C/O DISTRICT ATTORNEY, KLAMATH COUNTY DA/FSU



59194

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
"EXHIBIT A"**

TS No. 04-06756

STEPHANIE DEE COMFORT
305 MAIN STREET
KLAMATH FALLS, OR 97601
7187 7930 3131 0391 2704

ERIC Z COMFORT
3939 S 6TH ST # 246
KLAMATH FALLS, OR 97603-4728
7187 7930 3131 0391 2650

STATE OF OREGON
C/O DISTRICT ATTORNEY, KLAMATH COUNTY DA/FSU
305 MAIN STREET
KLAMATH FALLS, OR 97601
7187 7930 3131 0391 2742

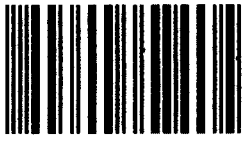
STATE OF OREGON, DEPARTMENT OF JUSTICE
CHILD SUPPORT DIVISION
PO BOX 14506
SALEM, OR 97309
7187 7930 3131 0391 2759

LUMBERMENS
4027 MILLER AVE
KLAMATH FALLS, OR 97603
7187 7930 3131 0391 2766

STATE OF OREGON, DEPARTMENT OF REVENUE
955 CENTER ST NE
SALEM, OR 97603
7187 7930 3131 0391 2773

STATE OF OREGON, DEPARTMENT OF REVENUE
C/O PTAC, COMPLIANCE-BEND
PO BOX 14725
SALEM, OR 97309-5018
7187 7930 3131 0391 2780

ERIC ZENOUS COMFORT
4624 SELMA AVE
KLAMATH FALLS, OR 97603
7187 7930 3131 0391 2797



59195

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
"EXHIBIT A"**

TS No. 04-06756

STEPHANIE DEE COMFORT
4624 SELMA ST
KLAMATH FALLS, OR 97603
7187 7930 3131 0391 2728

FEI, LLC
A LIMITED LIABILITY COMPANY

59196

PO Box 219
BELLEVUE, WA 98009-0219

TEL: (425) 458-2112
FAX: (425) 283-0912

Monday, August 23, 2004

CTC Real Estate Services
5898 Condor Drive MP-88
Moorpark, CA 93021
Attention: Chantal Mekhdjian

Client Ref # 04-06756

Case Name: Comfort, Eric Z and Stephanie D
Property: 4264 Selma Avenue
Klamath Falls, OR 97603-8570

Document: Publication Affidavit
Dates: 07/22/2004, 07/29/2004, 08/05/2004 and 08/12/2004 Publications for sale
10/14/2004

FEI File # 1000.08315

Affidavit of Publication

59197

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 # 6841

Notice of Sale/Comfort

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

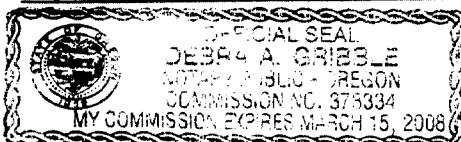
Insertion(s) in the following issues:
July 22, 29, August 5, 12, 2004

Total Cost: \$784.00

Subscribed and sworn
before me on: August 12, 2004

Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Eric Z. Comfort And Stephanie D. Comfort, Husband and Wife, as grantor(s), to First American Title Insurance Co., as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, dated 03/14/2002, recorded 04/22/2002, in the mortgage records of Klamath County, Oregon as Recorder's fee/file/instrument/microfilm/reception Number M02-16910, and re-recorded 06/17/02 covering the following described real property situated in said county and state, to wit:

Lot 25 Elmwood Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Excepting therefrom any portion lying within the right of Summers Lane. PROPERTY ADDRESS: 4267 Selma Avenue, Klamath Falls, OR 97603-8570.

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 is grantor's failure to pay when due the following sums: monthly payments of \$1,014.78 beginning 02/01/2004; plus late charges of \$40.85 each month beginning with the 02/01/2004 payment

plus prior accrued late charges of \$204.25; plus advances of \$25.00; together with title expense, costs, trustee's fees and attorney's 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.

By reason of said default the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, said sums being the following to wit: \$104,729.79 with interest thereon at the rate of 8.5 percent per annum beginning 01/01/2004 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorney's 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 interests therein.

WHEREFORE, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned Trustee will on Thursday, October 14, 2004 at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110 at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 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 described real property 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 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 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 the Trustee's and Attorney's fees not exceeding the amounts provided by OSRS 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 said Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest if any.

Dated: June 03, 2004. First American Title Insurance Company. For further information, please contact: First American Title Insurance Company, C/O CTC Real Estate Services, 5398 Condor Drive, MP 88, Moorpark, CA 93021. (800) 281-8219. TS No. 04 06756. Doc. ID #000457131372005N. #6841 July 22, 29, August 5, 12, 2004.

IN THE _____ COURT OF THE STATE OF _____
COUNTY OF _____ : COURT CASE NO. _____

OREGON

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

59199

vs
ERIC Z COMFORT AND STEPHANIE D COMFORT

PROOF OF SERVICE

STATE OF OREGON)
County of _____ KLAMATH) SS.

I hereby certify that on the _____ day of _____, 20____, at the hour of _____
I served _____ OCCUPANTS (STEPHANIE D COMFORT) _____ by _____

XX

Personal Service (personally and in person)

Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the within named)

Office Service (by serving the person apparently in charge)

By posting (said residence)

A certified/true copy of:

Summons

Motion

Complaint

Petition

X

Other: TRUSTEES NOTICE OF SALE

Writ of Garnishment

Order

Citation

Notice

Small Claims

Affidavit

Subpoena

Decree

Together with a copy of _____

To STEPHANIE D COMFORT At 4264 SELMA AVE
KLAMATH FALLS, OR. 97603

NOT FOUND: I certify that I received the within document for service on the _____ day of _____, 20____
and after due and diligent search and inquiry, I have been unable to locate _____
within the county of _____ Dated this _____ day of _____, 20____

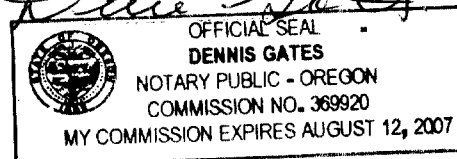
ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF _____ KLAMATH

I am a competent person over the age of 18, a resident of said State, not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise and knew that the person, firm or corporation served is the identical one named in the action.

Subscribed to and sworn to before me this _____ day of _____, 20____

DAVE DAVIS
DAVE DAVIS (#16)

Cleveland Legal Support Service
(541) 665-5162



Papers Received From FEI LLC
PO BOX 219
BELLEVUE
WA 98009-0219

425-458-2112
ATTN: IRENE X 1944

Remit to: CLSS, Inc.	Service Fee	\$
P.O. Box 5358	Mileage	\$
Central Point, OR 97502	Rush/Emergency	\$
Date: 06-09-2004	Incorrect Add.	\$
CLSS File No. 3127-K		\$
Client No. 1000.08315	Amount Paid	\$ 0.00
	TOTAL DUE	\$

TRUSTEE'S NOTICE OF SALE

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LOT 25 ELMWOOD PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF SUMMERS LANE.

PROPERTY ADDRESS: 4264 SELMA AVENUE
KLAMATH FALLS, OR 97603-8570

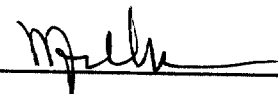
Both the Beneficiary and the Trustee have elected to sell the real property to satisfy the obligations secured by the Trust Deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$1,014.78 beginning 02/01/2004; plus late charges of \$40.85 each month beginning with the 02/01/2004 payment plus prior accrued late charges of \$204.25; plus advances of \$25.00; together with title expense, costs, trustee's fees and attorney's 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.

By reason of said default the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, said sums being the following to wit: \$104,729.79 with interest thereon at the rate of 8.5 percent per annum beginning 01/01/2004 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorney's 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 interests therein.

WHEREFORE, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned Trustee will on Thursday, October 14, 2004 at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 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 described real property 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 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 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 the Trustee's and attorney's fees not exceeding the amounts provided by OSRS 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 said Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated 10/3/04, 2004



For further information, please contact:

FIRST AMERICAN TITLE INSURANCE COMPANY

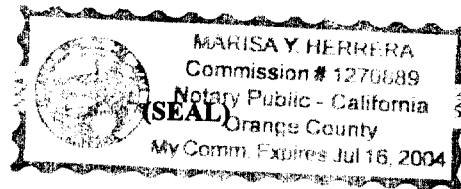
FIRST AMERICAN TITLE INSURANCE COMPANY
C/O CTC REAL ESTATE SERVICES
5898 CONDOR DRIVE, MP-88
MOORPARK, CA 93021
(800)-281-8219
TS No. 04 -06756
Doc ID #000457131372005N

STATE OF CA)
COUNTY OF Orange) ss.

On 6/2/04, before me, MARISA HERRERA, personally appeared MARIA DELATORRE, 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]
Notary Public for _____
My commission expires: _____



THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.