

04 SEP 22 AM 11:25

Vol M04 Page 63637

RECORDING COVER SHEET

FOR CONVEYANCES PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 09/22/04 11:25 a m
Vol M04 Pg 63637-39
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

AFTER RECORDING RETURN TO:

Described in the attached instrument. Required by ORS 205.234(a)

JIM UERLINGS
803 MAIN STREET SUITE 201
KLAMATH FALLS, OR 97601

1st 384683

NAME(S) OF THE TRANSACTIONS, described in the attached instrument and required by ORS
205.234(a)

AFFADAVIT OF PUBLICATION

GRANTOR, as described in ORS 205.160

CHARLES GREEN

GRANTEE, as described in ORS 205.160

31 F

Affidavit of Publication

63638

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 # 6868

Notice of Sale/Green

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:
August 6, 13, 20, 27, 2004

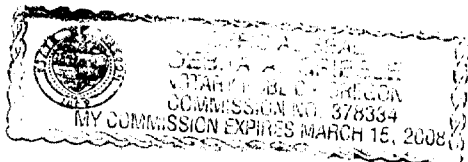
Total Cost: \$1,582.00

Subscribed and sworn

before me on: August 27, 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 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 volume No. M00 at page 37070, 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.

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 #99-01411 CV 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.

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 \$5,483.10 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.

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: 0102852 CVT, Case/Cause No: 0102852 CVT, 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: 0200835 CV, Case/Cause No: 0200835 CV, Attorney for Judgment Creditor: Neal G. Bu-

chanan.

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: 0201801 CV, Case/Cause No: 0201801 CV, 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 and Sue Green.

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 AM, 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 the 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" in-

clude their respective successors in interest, if any.

Dated: June 7, 2004.
James R. Uerlings,
Successor Trustee,
803 Main Street,
Suite 201, Klamath Falls, Oregon 97601,
884-8101.

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. James Uerlings, Attorney for Trustee.
#6868 August 6, 13, 20, 27, 2004.