

04 SEP 29 AM 11:02

Vol M04 Page 65314

**TRUSTEE'S NOTICE OF SALE**

ATC: 59178  
Loan No: 3690479/685/KROHNKE  
T.S. No: ONMC-060536

State of Oregon, County of Klamath  
Recorded 09/29/04 11:02 a m  
Vol M04 Pg 65314-25  
Linda Smith, County Clerk  
Fee \$ 76.00 # of Pgs 12

Reference is made to that certain deed of trust made by RICKIE S. KROHNKE AND CHRISTINE R. KROHNKE, as Grantor to DAVID A. KUBAT, OSBA 84265 C/O T.D. SERVICE COMPANY, WASHINGTON, as Trustee, in favor of WESTERN SUNRISE AKA CROSSLAND MORTGAGE CORP, as Beneficiary, dated 7/7/2000, recorded 7/19/2000, Book M00, Page 26384, in Official Records of Klamath County, Oregon, securing the following described real property, situated in said County and State to-wit:

THE W 1/2 S 1/2 N 1/2 SW 1/4 SW 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Commonly known as: **APN: 2508-19-2201**  
**81 MAIL PST HWY 58 nka 128226 MONK LANE**  
**CRESENT LAKE, OR 97425 KLAMATH FALLS, OR 97425**

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and the notice of default 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:

**Delinquent Payments:**

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT.</u>	<u>RATE ( % )</u>	<u>AMOUNT</u>	<u>TOTAL</u>
2/1/2004		4	9.75	\$315.67	\$1,262.68
Total Late Charges:					\$35.43
Beneficiary Advances (if any, itemized as follows):					
Corporate Advance					\$672.75
Total Due Beneficiary:					\$1,970.86
Total Foreclosure Fee and Costs:					\$1,060.95
<b>TOTAL REQUIRED TO REINSTATE:</b>					<b>\$3,031.81</b>

**Plus all accrued real property taxes, interest and/or penalties until paid.**

**Defaults other than payment of money:**

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 unpaid principal balance of \$26,877.42 together with interest thereon from 1/1/2004 at the rate of 9.75% until paid; plus all accrued late charges thereon; and, all trustee's fees, foreclosures costs and any sums advanced by the beneficiary and/or trustee pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that Fidelity National Title Insurance Company, the undersigned trustee by reason of said default will sell on **10/1/2004 at 11:00 AM**, pursuant to Oregon Revised Statutes Sections 86.705 et. seq., at **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, OR**, at public auction to the highest bidder for cash or certified funds the interest in the said described real property which the grantor had or had power to convey at the time of the execution 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 Statutes has the right to have the

76A

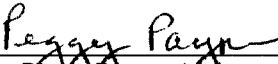
foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary and/or trustee of the entire amount then due (other than such portion of said principal as would not then been due had no default occurred), together with the costs, trustee's and attorney's fees, and curing 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, and the singular includes plural, the word "grantor" includes any successors 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.

**FOR TRUSTEE'S SALE INFORMATION, PLEASE CALL (925) 603-7342.**

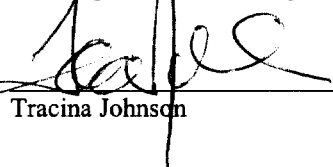
Dated: 05/13/2004

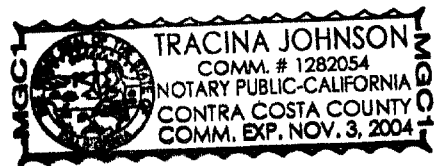
FIDELITY NATIONAL TITLE INSURANCE COMPANY, as Successor Trustee  
c/o Standard Trustee Service Company Washington  
2600 Stanwell Drive, Suite 200  
Concord, CA 94520  
(925) 603.1000

  
By: Peggy Payne, Assistant Secretary, as authorized Agent

State of CALIFORNIA  
County of CONTRA COSTA

This instrument was acknowledged before me on 5/13/2004, by Peggy Payne of Standard Trustee Service Company Washington, authorized agent of Fidelity National Title Insurance Company.

  
Tracina Johnson



**Standard Trustee Service Company Washington**  
**2600 Stanwell Drive, Suite 200**  
**P.O. Box 5070**  
**Concord, California 94520**

**925-603-1000**

Date: May 13, 2004

T.S. No: ONMC-060536

Loan No: 3690479/685/KROHNKE

**DEBT VALIDATION NOTICE**

1. The enclosed document relates to a debt owed to:  
  
**Wells Fargo Bank, N.A.**
2. You may send us a written request for the name and address of the original creditor, if different from the current creditor, and we will obtain and mail the information within thirty (30) days after we receive your written request.
3. As of **May 13, 2004**, the total delinquency owed was **\$3,031.81**, but this amount will increase until the delinquency has been fully paid.
4. As of **May 13, 2004**, the amount required to pay the entire debt in full was the unpaid principal balance of **\$26,877.42**, plus interest from **1/1/2004**, late charges, negative escrow and attorney and/or trustee's fees and costs that may have been incurred. The amount will increase daily until the debt has been paid in full.
5. You may dispute the validity of this debt, or any portion thereof, by contacting our office within thirty (30) days after receiving this notice. In that event, we will obtain and mail to you written verification of the debt. Otherwise, we will assume that the debt is valid.

**WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION  
WE OBTAIN WILL BE USED FOR THAT PURPOSE.**

# AFFIDAVIT OF MAILING

65317

Date: **June 03, 2004**  
T.S. No.: **ONMC-060536**  
Loan No.: **3690479/685/KROHNKE**

STATE OF **California** }  
COUNTY OF **Contra Costa** }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in **Contra Costa** County, California at Standard Trustee Service Company Washington, and is not a party to the within action and that on **June 03, 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 **Peggy Payne**

RICKY S. KROHNKE  
81 MAIL POST HIGHWAY 58  
CRESENT LAKE, OR 97425  
Z71788518801006201496

RICKY S. KROHNKE  
81 MAIL POST HIGHWAY 58  
CRESENT LAKE, OR 97425  
First Class

RICKIE S. KROHNKE  
81 MAIL POST HIGHWAY 58  
CRESENT LAKE, OR 97425  
Z71788518801006201502

RICKIE S. KROHNKE  
81 MAIL POST HIGHWAY 58  
CRESENT LAKE, OR 97425  
First Class

CHRISTINE R. KROHNKE  
81 MAIL POST HIGHWAY 58  
CRESENT LAKE, OR 97425  
Z71788518801006201519

CHRISTINE R. KROHNKE  
81 MAIL POST HIGHWAY 58  
CRESENT LAKE, OR 97425  
First Class

# AFFIDAVIT OF MAILING

65318

Date: June 03, 2004

T.S. No.: ONMC-060536

Loan No.: 3690479/685/KROHNKE

STATE OF California }  
COUNTY OF Contra Costa }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Contra Costa County, California at Standard Trustee Service Company Washington, and is not a party to the within action and that on June 03, 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 Peggy Payne  
Affiant Peggy Payne

RICKIE S. KROHNKE  
P.O. BOX 16  
CRESENT LAKE, OR 97425  
Z71788518801006201526

RICKIE S. KROHNKE  
P.O. BOX 16  
CRESENT LAKE, OR 97425  
First Class

CHRISTINE R. KROHNKE  
P.O. BOX 16  
CRESENT LAKE, OR 97425  
Z71788518801006201533

CHRISTINE R. KROHNKE  
P.O. BOX 16  
CRESENT LAKE, OR 97425  
First Class

Occupants of the premises  
81 MAIL POST HIGHWAY 58  
CRESENT LAKE, OR 97425  
Z71788518801006201540

Occupants of the premises  
81 MAIL POST HIGHWAY 58  
CRESENT LAKE, OR 97425  
First Class

# AFFIDAVIT OF MAILING

65319

Date: June 03, 2004  
T.S. No.: ONMC-060536  
Loan No.: 3690479/685/KROHNKE

STATE OF California }  
COUNTY OF Contra Costa }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Contra Costa County, California at Standard Trustee Service Company Washington, and is not a party to the within action and that on **June 03, 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 Peggy Payne  
Affiant ~~Peggy~~ Payne

RICHARD VAUPEL  
1994 FISHER ROAD  
ROSEBURG, OR 97470  
Z71788518801006201557

RICHARD VAUPEL  
1994 FISHER ROAD  
ROSEBURG, OR 97470  
First Class

PATRICIA VAUPEL  
1994 FISHER ROAD  
ROSEBURG, OR 97470  
Z71788518801006201564

PATRICIA VAUPEL  
1994 FISHER ROAD  
ROSEBURG, OR 97470  
First Class

JONATHAN S. PRITCHARD, PC  
327 N.W. GREENWOOD AVE., #300  
BEND, OR 97701  
Z71788518801006201571

JONATHAN S. PRITCHARD, PC  
327 N.W. GREENWOOD AVE., #300  
BEND, OR 97701  
First Class

# AFFIDAVIT OF MAILING


65320

Date: **June 03, 2004**  
T.S. No.: **ONMC-060536**  
Loan No.: **3690479/685/KROHNKE**

STATE OF **California** }  
COUNTY OF **Contra Costa** }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in **Contra Costa** County, California at Standard Trustee Service Company Washington, and is not a party to the within action and that on **June 03, 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 **Peggy Payne**

CREDIT SERVICES OF OREGON  
C/O JEFFREY I. HASSON  
127070 N.E. HALSEY STREET  
PORTLAND, OR 97230  
Z71788518801006201588

CREDIT SERVICES OF OREGON  
C/O JEFFREY I. HASSON  
127070 N.E. HALSEY STREET  
PORTLAND, OR 97230  
First Class

RICKY S. KROHNKE  
MILE POST 81 HWY 58  
CRESCENT LAKE, OR 97425  
Z71788518801006201595

RICKY S. KROHNKE  
MILE POST 81 HWY 58  
CRESCENT LAKE, OR 97425  
First Class

CHRISTINE R. KROHNKE  
MILE POST 81 HWY 58  
CRESCENT LAKE, OR 97425  
Z71788518801006201601

CHRISTINE R. KROHNKE  
MILE POST 81 HWY 58  
CRESCENT LAKE, OR 97425  
First Class

# AFFIDAVIT OF MAILING

65321

Date: **June 03, 2004**  
T.S. No.: **ONMC-060536**  
Loan No.: **3690479/685/KROHNKE**

STATE OF California }  
COUNTY OF Contra Costa }

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

X Peggy Payne  
Affiant **Peggy Payne**

STATE OF OREGON  
EMPLOYMENT DEPARTMENT  
875 UNION ST. N.E., ROOM 107  
SALEM, OR 97311  
Z71788518801006201618

STATE OF OREGON  
EMPLOYMENT DEPARTMENT  
875 UNION ST. N.E., ROOM 107  
SALEM, OR 97311  
First Class

RICKIE S. KROHNKE  
128226 MONK LANE  
KLAMATH FALLS, OR 97425  
Z71788518801006202042

RICKIE S. KROHNKE  
128226 MONK LANE  
KLAMATH FALLS, OR 97425  
First Class

CHRISTINE R. KROHNKE  
128226 MONK LANE  
KLAMATH FALLS, OR 97425  
Z71788518801006202059

CHRISTINE R. KROHNKE  
128226 MONK LANE  
KLAMATH FALLS, OR 97425  
First Class



# AFFIDAVIT OF MAILING

65322

Date: June 03, 2004

T.S. No.: ONMC-060536

Loan No.: 3690479/685/KROHNKE

STATE OF California }  
COUNTY OF Contra Costa }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Contra Costa County, California at Standard Trustee Service Company Washington, and is not a party to the within action and that on June 03, 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 Peggy Payne  
Affiant Peggy Payne

Occupants of the premises  
128226 MONK LANE  
KLAMATH FALLS, OR 97425  
Z71788518801006202066

Occupants of the premises  
128226 MONK LANE  
KLAMATH FALLS, OR 97425  
First Class

65323

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA )

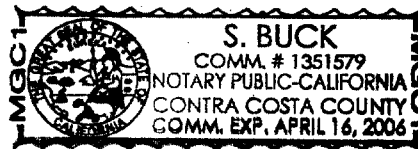
COUNTY OF

Contra Costa )On 9.27.2004 before me, S. Buck  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared, Peggy Payne

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.

S. Buck (SEAL)  
NOTARY PUBLIC SIGNATURE



## OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

SIGNER'S NAME \_\_\_\_\_ SIGNER'S NAME \_\_\_\_\_

RIGHT THUMBPRINT

RIGHT THUMBPRINT

# Affidavit of Publication

65324

## 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 # 6894

Notice of Sale/Krohnke

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

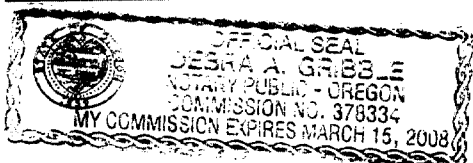
Insertion(s) in the following issues:  
August 13, 20, 27, September 3, 2004

Total Cost: \$742.00

*Jeanine P Day*  
Subscribed and sworn  
before me on: September 3, 2004

*Nora A. Inbille*  
Notary Public of Oregon

My commission expires March 15, 2008



### TRUSTEE'S NOTICE OF SALE

Loan No: 3890479/  
685/Krohnke, T.S.  
No: ONMC-060536

Reference is made to that certain deed of trust made by Rekey S. Krohnke and Christine R. Krohnke, as Grantor, to David A. Kubat, OSBA 84265 C/O T.D. Service Company, Washington as Trustee, in favor of Western Sunrise aka Crossland Mortgage Corp, as Beneficiary, dated 7/7/2000, recorded 7/19/2000, Book M00, Page 26384, in official records of Klamath County, Oregon, securing the following described real property, situated in said County and State to-wit: The W - S - N - SW - SW - of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Commonly known as: 81 Mail Pst Hwy 58, Crescent Lake, OR nka 128226 Monk Lane, Klamath Falls, OR 97425 APN: 2508-19-2201.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and the Notice of Default has been recorded pursuant to Section 86.735(3) of O.R.S. The default for which the foreclosure is made is the grantor's failure to pay: Delinquent Payments From 2/1/2004 No. Pmts: 4 Rate: 9.75% Amount: \$315.67 Total: \$1,262.68 Total Late Charges: \$35.43 Beneficiary Advances (If any, Itemized as follows): Corporate Advance \$672.75 Total Due Beneficia-

ry: \$1,970.86 Total Foreclosure Fee and Costs: \$1,060.95.

Total required to re-instate: \$3,031.81. Plus all accrued real property taxes, interest and/or penalties until paid. Defaults other than payment of money:

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 unpaid balance of \$26,877.42 together with interest due thereon from 1/1/2004 at the rate of 9.75% until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary and/or trustee pursuant to the terms of said deed of trust.

Whereof, notice is hereby given that Fidelity National Title Insurance Company, the undersigned trustee by reason of said default will on 10/01/2004 at 11:00 A.M. pursuant to O.R.S. Sections 86.705, et seq, at On the front steps of the Circuit Court, 316 Main Street, Klamath Falls, OR sell at public auction to the highest bidder for cash or certified funds the interest in the said described real property which the grantor had or had power to convey at the time of the execution 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 O.R.S. has the right to have the foreclosure proceedings dismissed and the trust deed reinstated by payment to the beneficiary and/or trustee 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 the plural, the word "grantor" includes any successors 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.

For Trustee's Sale Information please call (925)603-7342. Dated 5/13/2004. Fidelity National Title Insurance Company, as Successor Trustee, c/o Standard Trustee Service Company Washington, 2600 Stanwell Dr., Ste. 200, Concord, CA 94520. (925) 603-1000. By: Peggy Payne, Assistant Secretary, as authorized Agent. We are attempting to collect a debt and any information we obtain will be used for that purpose. (RSVP# 54967) (08/13/04, 08/20/04, 08/27/04, 09/03/04). #6894 August 13, 20, 27, September 3, 2004.

e KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

65325

State of Oregon )  
County of Klamath )

Court Case No.  
Sheriff's Case No. 04-01512

Received for Service 05/20/04

I hereby certify that I received for service on  
KROHNKE, RICK STEVEN  
the within:

TRUSTEE'S NOTICE OF SALE  
DEBT VALIDATION NOTICE

KROHNKE, RICK STEVEN  
was served by leaving a true copy with  
KROHNKE, LAURIE  
a person over the age of fourteen years who resides  
at the place of abode of the within named located at  
128266 MONK LN  
CRESCENT LAKE  
at 19:10 hours. , OR, on 06/09/04,

All search and service was made within Klamath County, State of  
Oregon.

Timothy M. Evinger, Sheriff  
Klamath County, Oregon

BY

  
FRANK, DARREN

Copy to:

TRANSERV LEGAL PROCESS  
310 SW 4TH AVE #200  
PORTLAND

POB 4  
OR 97204