

0400CT 12 PM 1:11

WHEN RECORDED MAIL TO:

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

Vol M04 Page 69122

State of Oregon, County of Klamath
Recorded 10/12/04 1:11 p m
Vol M04 Pg 69122-27
Linda Smith, County Clerk
Fee \$ 51⁰⁰ # of Pgs 7

T.S. NO.: 1068420-09
LOAN NO.: 2005368515

ASDEN: 59523
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

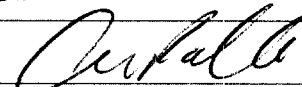
Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in 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 July 01, 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 JUL 01 2004 day of 20


Notary Public



TRUSTEE'S NOTICE OF SALE

69123

Loan No: 2005368515
T.S. No: 1068420-09

Reference is made to that certain deed made by
ORVILLE L. PORTER AND JUDY E. PORTER, AS TENANTS BY THE
ENTIRETY as Grantor to
AMERITITLE, as Trustee, in favor of

NEW AMERICA FINANCIAL, INC.
as Beneficiary,

dated April 23, 1999, recorded April 28, 1999, in official records of KLAMATH County, OREGON in
book/reel/volume No. M99 at
page No. 15940, fee/file/instrument/microfilm/reception No. XX covering the following described real property
situated in the said County and State, to-wit:

LOT 23, IN BLOCK 7 OF STEWART ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

4434 CLEVELAND AVENUE 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 March 1, 2004 of principal and interest 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 \$430.02 Monthly Late Charge \$21.50

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 \$58,386.04 together with interest
thereon at 7.500% per annum from February 01, 2004 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 November 03, 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
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

69124

TRUSTEE'S NOTICE OF SALE

Loan No: 2005368515

T.S. No: 1068420-09

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.

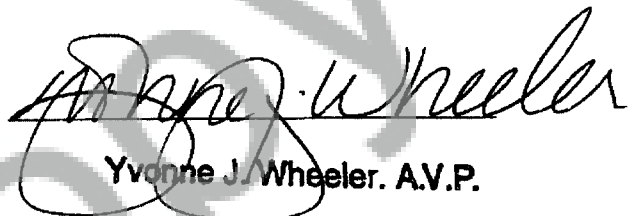
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words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

Dated: June 24, 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.

69124A

7/1/2004 10:56:24 AM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1068420-09 030 06301052 CWR

Postal Number Sequence Recipient Name

11041994141002583838
1 OCCUPANT

11041994141002583845
2 ORVILLE L. PORTER

11041994141002583852
3 JUDY E. PORTER

11041994141002583869
4 ORVILLE L. PORTER

11041994141002583876
5 JUDY E. PORTER

11041994141002583883
6 COUNTRYWIDE HOME LOANS

Address Line 1/3

4434 CLEVELAND AVENUE

4434 CLEVELAND AVENUE

4434 CLEVELAND AVENUE

PO BOX 5856

PO BOX 5856

4500 PARK GRANADA

Address Line 2/4

KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601

ELKO NV 89802

ELKO NV 89802

CALABASAS CA 91302

7/1/2004 10:56:25 AM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: Certified - Ret

Type of Mailing: NOS

Affidavit Attachment: 1068420-09 030 06301052 CWR

Postal Number Sequence Recipient Name

71041994141003929095
1 OCCUPANT

71041994141003929101
2 ORVILLE L. PORTER

71041994141003929118
3 JUDY E. PORTER

71041994141003929125
4 ORVILLE L. PORTER

71041994141003929132
5 JUDY E. PORTER

71041994141003929149
6 COUNTRYWIDE HOME LOANS

Address Line 1/3

4434 CLEVELAND AVENUE

4434 CLEVELAND AVENUE

4434 CLEVELAND AVENUE

PO BOX 5856

PO BOX 5856

4500 PARK GRANADA

Address Line 2/4

KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601

ELKO NV 89802

ELKO NV 89802

CALABASAS CA 91302

69125

**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 # 6850

Notice of Sale/Porter

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 26, August 2, 9, 16, 2004

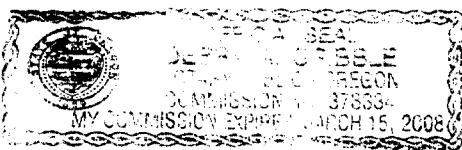
Total Cost: \$686.00

Jeanine P. Day
Subscribed and sworn

before me on: August 16, 2004

Debra A. Snidle
Notary Public of Oregon

My commission expires March 15, 2008



**TRUSTEE'S
NOTICE OF SALE**
Loan No: 2005368515
T.S. No.: 1068420-09

Reference is made to that certain deed made by, Orville L. Porter and Judy E. Porter, As Tenants By The Entirety, as Grantor to Ameriti-tle, as Trustee, in favor of New Ameri-ca Financial, Inc., as Beneficiary, dated April 23, 1999, re-corded April 28, 1999, in official re-cords of Klamath County, Oregon in book/reel/volume No. M99 at page No. 15940, fee/file/In-strument micro-film/reception No. xx (indicated which), covering the following described real property situat-ed in said County and State, to-wit: Lot 23, in block 7 of Stewart addition, ac-

cording to the offi-cial plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. Commonly known as: 4434 Cleveland Avenue Klamath Falls OR 97601. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obliga-tions secured by said trust deed and notice has been re-corded pursuant to section 86.735(3) of Oregon Revised Statutes: the default for which the fore-closure is made is the grantor's: Fail-ure to pay the monthly payment due March 1, 2004 of principal and inter-est 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 \$430.020. Monthly Late Charge \$21.50.

By this reason of said default the ben-eficiary has de-clared all obliga-tions secured by said Deed of Trust immediately due and payable, said sums being the fol-lowing, to-wit: The sum of \$58,386.04 to-gether with interest thereon at 7.500% per annum from February 01, 2004 until paid; plus all accrued late charg-es thereon; and all trustee's fees, fore-closure costs and any sums advance by the beneficiary pursuant to the terms and condi-tions of said Deed of Trust.

Whereof, notice hereby is given that, Cal-Western Recon-veyance Corporation the undersigned trustee will on No-vember 03, 2004 at the hour of 1:00 pm, Standard of Time, as established by Section 187.110, Ore-gon Revised Stat-utes, At the Main Street entrance to Klamath County Courthouse 316 Main Street City of Klamath Falls, County of Klamath, State of Oregon, sell at pub-lic 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 in-terest which the grantor or his suc-cessors in interest

acquired after the execution of said trust deed, to satisfy the foregoing obliga-tions thereby se-cured and the costs and expense of sale, including a reason-able charge by the trustee.

Notice is further given that any per-son named in Sec-tion 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceed-ing dismissed and the trust deed rein-stated 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 occur-red), together with the costs, trustee's and attorney's fees and curing any oth-er default com-plainied of in the No-tice of Default by

tendering the per-formance 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 mascu-line gender includes the feminine and the neuter, the singular includes plural, the word "grantor" in-cludes any succes-sor in interest to the grantor as well as any other persons owning an obliga-tion, the perform-ance of which is se-cured by said trust deed, the words "trustee" and "bene-ficiary" includes their respective suc-cessors in interest, if any.

Dated: June 24, 2004. Cal-Western Reconveyance Cor-poration, 525 East Main Street, P.O. Box 22004, El Cajon, CA 92022-9004. SIG-NATURE/BY: Cal-Western Reconvey-ance Corporation, Yvonne J. Wheeler, A.V.P. R-110080, 07/26/2004, 08/02/09; 16/2004.

#6850 July 26, Au-gust 2, 9, 16, 2004.

110080
1068420-09

JEFFERSON STATE ADJUSTERS
RECOVERY IS OUR BUSINESS

1135 Pine Street
Klamath Falls, Oregon 97601
Phone: (541) 882-8036 Fax: (541) 883-2129

69127

AFFIDAVIT OF NON-OCCUPANCY

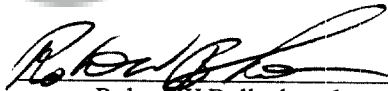
STATE OF OREGON
COUNTY OF KLAMATH

I, Robert W Bolenbaugh, being first duly sworn, depose and say: That I am and have been at all material times hereto, a competent person over the age of eighteen years and a resident of the county of Klamath, State of Oregon. I am not a party to, an attorney for, or interested in any suit or action involving the property described below.

That on the 30th day of June 2004, after personal inspection, I found the following described real property to be unoccupied.

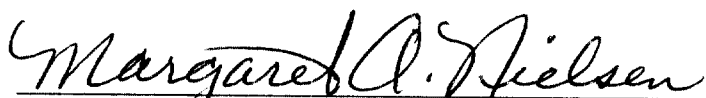
Commonly described as (Street address):
4434 Cleveland Avenue Klamath Falls, Oregon 97601

I declare under the penalty of perjury that the above statements are true and correct.


Robert W Bollenbaugh (Signed and Dated) June 30, 2004

Subscribed and Sworn to before me this 1st day of June, 2004




NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES:

110080