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TRUSTEE'S NOTICE OF SALE Vol M04 Page 81132

Reference is made to that certain trust deed made by Doug Staff and Renee Staff, husband and wife, as grantor, to First American Title Insurance Company (Neal G. Buchanan, successor trustee, in favor of Peter R. O'Neil and Ester Y. O'Neil, husband and wife, as beneficiary, dated December 28, 1999**, recorded December 30, 1999, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M99 at page 51314, or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county and state, to-wit:

See the attached Exhibit A

*By Appointment of Successor Trustee dated April 2, 2004 and recorded at Vol. M04, Page 19029 on 4-5-04, Neal G. Buchanan was appointed as successor trustee.

** signed December 30, 1999

*** attorney's fees

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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: 1) the annual installments due on or before January 3, 2001 and the 3rd day of each January of every year thereafter, such annual installment being in the sum of \$25,000.; 2) insurance on the premises as required by paragraph 4 of the Trust Deed; 3) real property taxes before any part of the same became past due or delinquent as required by paragraph 5 of the Trust Deed

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: 1) principal balance in the sum of \$237,000.; 2) expenses of beneficiaries in placing insurance coverage on the premises; 3) all costs, fees and expenses of the trust, including the cost of title search as well as other costs and expenses of the trustee incurred in connection with or in enforcing the obligation and trustee's and

WHEREFORE, notice hereby is given that the undersigned trustee will on December 3, 2004, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at law offices of Neal G. Buchanan, 435 Oak Ave.

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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 trustee's and attorney's fees not exceeding the amounts provided by said 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED July 16, 2004

Neal G. Buchanan

Successor Trustee

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.

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

SERVE:

State of Oregon, County of Klamath

Recorded 11/24/04 2:12 PM

Vol M04 Pg 81132-36

Linda Smith, County Clerk

Fee \$ 41.60 # of Pgs 5

Returned @ Corner

41

NT

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

81133

RE: Trust Deed from

Doug Staff and Renee Staff
husband and wife

To

Grantor

First American Title Insurance
Company (Neal G. Buchanan,
as successor)

Trustee

After recording, return to (Name, Address, Zip):

Neal G. Buchanan
435 Oak Ave.
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath) ss:I, Neal G. Buchanan, being first duly sworn, depose, and say that:

At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, 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 deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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 addresses, to-wit:

NAME

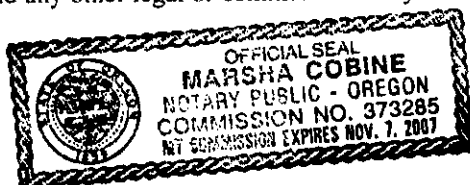
ADDRESS

See the attached Exhibit A

These 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 set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Neal G. Buchanan, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on July 19, 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

As used herein, the singular includes the plural, "trustee" includes a successor trustee, and "person" includes a corporation and any other legal or commercial entity.



Neal G. Buchanan
Neal G. Buchanan

Subscribed and sworn to before me on July 22, 2004

Marsha Cobine
Notary Public for Oregon

My commission expires 11-7-07

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

EXHIBIT A

Name and Last Known Address

Doug Staff
c/o Thomas A. Aceituno
P.O. Box 189
Folsom, California 95763

Renee Staff
c/o Keith Y. Boyd, Attorney
Mulheim, Boyd & Carroll
88 E. Broadway
Eugene, Oregon 97401

Thomas A. Aceituno
P.O. Box 189
Folsom, California 95763

Bell & Howell Financial Services Company
c/o 2999 Overland Ave., Ste. #204
Los Angeles, CA 90064

Michael J. Farrell
Martin, Bischoff, Templeton, et al.
900 Pioneer Tower
888 SW 5th Ave.
Portland, Oregon 97204

DaimlerChrysler Services North America LLC
c/o Lee M. Hess
1000 S.W. Broadway, Suite 1780
Portland, Oregon 97205

Klamath Irrigation District (KID)
6640 KID Lane
Klamath Falls, OR 97603

Nature of Right, Lien or Interest

Grantor and fee interest holder
(subject to interest of Bankruptcy Trustee)

Grantor and fee interest holder
(subject to the interest of Bankruptcy Trustee)

Trustee in Bankruptcy of Doug Staff and
Renee Staff and Fee interest holder
pursuant to United States Bankruptcy
Court Eastern District of California
Case No. 02-24209-C-7

Judgment lien creditor pursuant to
Judgment entered in Klamath County
Circuit Court Case No. 0203075CV

Judgment lien creditor pursuant to
attorney fee judgment entered
in Klamath County Circuit Court
Case No. 0203075CV

Pendency of action in Klamath County
Circuit Court Case No. 0204235CV

Lien recorded May 6, 2003, Vol M03,
page 30052, Records of Klamath County
Oregon

Affidavit of Publication

81135

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 # 6987

Notice of Sale/Staff

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:

September 30, October 7, 14, 21, 2004

Total Cost: \$924.00

Jeanine P. Day

Subscribed and sworn

before me on: October 21, 2004

Debra A. Gribble

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 Doug Staff and Renee Staff, husband and wife, as grantor to First American Title Insurance Company (Neal G. Buchanan, successor) By Appointment of Successor Trustee dated April 2, 2004 and recorded at Vol. M04, Page 19029 on 4-5-04, Neal G. Buchanan was appointed as successor trustee, in favor of Peter R. O'Neil and Ester Y. O'Neil, husband and wife, as beneficiary, dated December 28, 1999, recorded December 30, 1999, in the mortgage records of Klamath County, Oregon, in book/reel/ volume No. M99 at page 51314, or as fee/file/instrument/microfilm/reception No. covering the following described real property situated in said county and state, to-wit:

EXHIBIT "A" Description of Property

A parcel or piece of land situate in the SE 1/4 SW 1/4 of Section 30, Township 39 South, Range 9 E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at the point of intersection of the Section line marking the Southern boundary of Section 30, Township 39 South, Range 9 E, W. M. with a line parallel to and fifty (50.0) feet distant at right angles Southeasterly from the center line of the Klamath Falls, Midland section of U.S. 97 Highway, as the

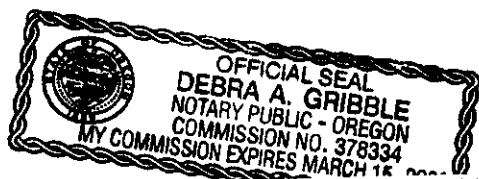
same is presently located and constructed, and from which point of intersection the Southwesterly corner of said section 30 bears South 89°, 42' 30" West 827.1 feet distant; thence North 36 degree, 49' 30" East parallel to the center line of said highway 1071.5 feet to a 3/4" iron pipe and the true point of beginning of this description; thence North 89 degree, 41' 10" East along the centerline of an existing irrigation ditch, as the same is presently located and constructed 943.8 feet to a point; thence North 1 degree, 54' 40" East 300.0 feet to a 5/8" aluminum capped iron pin; thence North 88 degree 30' 50" West along an existing fence 711.8 feet to a 5/8" aluminum capped iron pin at the intersection with the Southeasterly highway right of way fence; thence South 36 degree, 50' West along said right of way fence 404.1 feet, more or less, to the true point of beginning.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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: 1) the annual installments due on or before January 3, 2001 and the 3rd day of each January of every year thereafter, such annual installment being in the sum of \$25,000; 2) insurance on the

premises as required by paragraph 4 of the Trust Deed; 3) real property taxes before any part of the same became past due or delinquent as required by paragraph 5 of the Trust Deed,

By reason of said default the beneficiary has declared all sums owing on the obligation secured trust deed immediately due and payable, said sums being the following, to-wit: 1) Principal balance in the sum of \$237; 2) expenses of beneficiaries in placing insurance coverage on the premises; 3) all costs, fees and expenses of the trust, including the cost of title search as well as other costs and expenses of the trustee incurred in connection with or in enforcing the obligation and trustee's and attorneys fees.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 3, 2004 at the hour of 1:00 P.M., in accord with the standard of time established by ORS 187.110, at law offices of Neal G. Buchanan, 435 Oak Ave., 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 off 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 trustee's and attorneys fees not exceeding the amounts provided by said 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: July 16, 2004.
 Neal G. Buchanan
 Successor Trustee.
 #6987 September 30,
 October 7, 14, 21,
 2002.