

04 NOV 29 AM 11:40

RECORDING COVER SHEET
Pursuant to ORS 205.234

State of Oregon, County of Klamath
Recorded 11/29/2004 11:40 A m
Vol M04 Pg B1676-83
Linda Smith, County Clerk
Fee\$ 76.00 # of Pgs 8

After recording return to:

Northwest Trustee Services, Inc.
Attention: Chris Ashcraft
P.O. Box 997
Bellevue, WA 98009-0997

1st 436534

1. AFFIDAVIT OF MAILING
2. SUPPLEMENTAL AFFIDAVIT OF MAILING
3. TRUSTEE'S NOTICE OF SALE
4. PROOF OF SERVICE
5. AFFIDAVIT OF PUBLICATION

Original Grantor(s) on Trust Deed: Douglas S. McNair and Jaqueline L. McNair

Beneficiary: Washington Mutual Bank

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

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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 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:

Douglas S. McNair
1028 Jefferson Street
Klamath Falls, OR 97601

Douglas S. McNair
2122 Southeast 8th Street
Lincoln City, OR 97367

Jacqueline L. McNair
1028 Jefferson Street
Klamath Falls, OR 97601

Jacqueline L. McNair
2122 Southeast 8th Street
Lincoln City, OR 97367

Occupant(s)
1028 Jefferson Street
Klamath Falls, OR 97601

The Klamath Tribes Housing Authority
905 Main Street, #613
Klamath Falls, OR 97601

First Card Services, Inc.
c/o Derrick McGavic
941 West 3rd Avenue
Eugene, OR 97440

First Card Services, Inc.
c/o Derrick McGavic
P.O. Box 10163
Eugene, OR 97440

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, 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 Bellevue, Washington, on 8/24/04. 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.

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

[Handwritten signature]

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Justin Botchek is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8/24/04

CHRISTOPHER S. ASHCRAFT
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-09-06

[Handwritten signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 3-9-06

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
RE: Trust Deed from
McNair, Douglas S. and Jacqueline L.
Grantor
to
Northwest Trustee Services, Inc.,
Trustee
File No. 7763.20287

After recording return to:
Northwest Trustee Services, Inc.
Successor by merger to Northwest Trustee Services, PLLC
(formerly known as Northwest Trustee Services, LLC)
Attn: Chris Ashcraft
P.O. Box 997
Bellevue, WA 98009-0997

SUPPLEMENTAL AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 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:

First Card Services, Inc., c/o
Viking Collection Service, Inc.
11095 Viking Drive/P.O. Box 59207
Minneapolis, MN 55459

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, 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 Bellevue, Washington, on 9/21/04. 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.

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

[Handwritten signature]

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Justin Botchek is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: SEPTEMBER 21, 2004

[Handwritten signature]

NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 1-30-06

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
RE: Trust Deed from
McNair, Douglas S. and Jacqueline L.
Grantor
to
Northwest Trustee Services, Inc.,
Trustee File No. 7763.20287

KEN L. PATNER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-30-06

After recording return to:
Northwest Trustee Services, Inc.
Successor by merger to Northwest Trustee Services, PLLC
(fka Northwest Trustee Services, LLC)
Attn: Chris Ashcraft
P.O. Box 997
Bellevue, WA 98009-0997

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Douglas S. McNair and Jaqueline L. McNair, as grantor, to Mountain Title Company, an Oregon corporation, as trustee, in favor of Washington Mutual Bank, as beneficiary, dated 11/16/95, recorded 12/05/95, in the mortgage records of Klamath County, Oregon, as Vol. M95 Page 33198, covering the following described real property situated in said county and state, to wit:

Parcel 1: That portion of Lot 8, Block 50, Nichols 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, more particularly described as follows: Beginning at the Northwestern corner of said Lot 8, running thence Northeasterly five feet to the True Point of Beginning, continuing thence Northeasterly along the South line of Jefferson Street, (formerly Bush Street) 44 feet; thence Southeasterly to a point on the Westerly line of 11th Street 37 feet distant from the Northeasterly corner of Block 50; thence Southeasterly along the Easterly line of said Lot 8 a distance of 43 feet; thence Southwesterly at right angles to 11th Street a distance of 45 feet; thence Southeasterly at right angles to Jefferson Street a distance of 30 feet; thence Southwesterly at right angles to 11th Street a distance of 15 feet; thence Northwesterly at right angles to Jefferson Street a distance of 110 feet, more or less, to the Point of Beginning. Parcel 2: A portion of Lot 8, Block 50, Nicholas 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, more particularly described as follows: Beginning at a point on the Easterly line of Lot 8, Block 50, of Nicholas Addition to the City of Klamath Falls, Oregon, 10 feet Northwesterly from the most Easterly corner of said Lot 8; thence Northwesterly on the Easterly line of said Lot 8, 30 feet; thence at right angles to Eleventh Street, 45 feet Southwesterly; thence Southeasterly and parallel to Eleventh Street 30 feet; thence Northeasterly and at right angles to Eleventh Street 45 feet to the Place of Beginning.

PROPERTY ADDRESS: 1028 Jefferson Street
Klamath Falls, OR 97601

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 \$525.18 beginning 05/01/04; plus late charges of \$16.41 each month beginning 05/16/04; plus prior accrued late charges of \$32.26; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

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: \$41,148.93 with interest thereon at the rate of 7.75 percent per annum beginning 04/01/04; plus late charges of \$16.41 each month beginning 05/16/04 until paid; plus prior accrued late charges of \$32.26; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on **December 27, 2004** at the hour of 10:00 o'clock, A.M. 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 for reinstatement or payoff quotes requested pursuant to ORS 86.745 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. 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. Requests from persons named in ORS 86.753 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

81680

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.

The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com.

Dated: 8/21, 2011

Northwest Trustee Services, Inc.

By 

Assistant Vice President

Northwest Trustee Services, Inc. is successor by merger to Northwest Trustee Services, PLLC (formerly known as Northwest Trustee Services, LLC)

For further information, please contact:

Chris Ashcraft
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997
(425) 586-1900
File No. 7763.20287/McNair, Douglas S. and Jacqueline L.

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

By Authorized Signer

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

WA MUTUAL BANK

_____)
vs
DOUGLAS S MCNAIR AND JAQUELINE L MCNAIR
_____)

PROOF OF SERVICE

STATE OF OREGON)
County of KLAMATH) SS.

I hereby certify that on the 26 day of August, 2004, at the hour of _____
I served OCCUPANTS (VACANT) _____ by _____

- _____ 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)
- XX Office Service (by serving the person apparently in charge)
- _____ By posting (said residence)

A certified/true copy of:

- | | | |
|-----------------------------------|---------------------------|--------------------|
| _____ Summons | _____ Writ of Garnishment | _____ Small Claims |
| _____ Motion | _____ Order | _____ Affidavit |
| _____ Complaint | _____ Citation | _____ Subpoena |
| _____ Petition | _____ Notice | _____ Decree |
| X Other: TRUSTEES NOTICE OF SALE, | | |

Together with a copy of _____

To OCCUPANTS (VACANT) _____ At 1028 JEFFERSON ST
KLAMATH FALLS, OR. 97601

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____

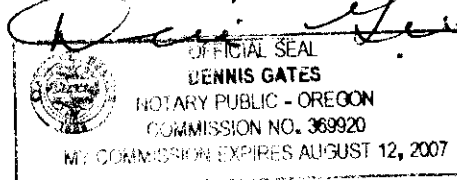
ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATH

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 27 day of Aug, 2004

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	\$
Cental Point, OR 97502	Rush/Emergency	\$
Date: 09-01-2004	Incorrect Add.	\$
CLSS File No. 4970-K		\$
Client No.	Amount Paid	\$ 0.00
1002.22528	TOTAL DUE	\$

Affidavit of Publication

81682

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 # 6985

Notice of Sale/McNair

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

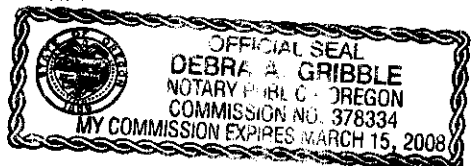
Insertion(s) in the following issues: September 30, October 7, 14, 21, 2004

Total Cost: \$1,246.00

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 Douglas S. McNair and Jaqueline E. McNair, as grantor to Mountain Title Company, an Oregon corporation, as trustee, in favor of Washington Mutual Bank, as beneficiary, dated 11/16/95, recorded 12/05/95, in the mortgage records of Klamath County, Oregon, as Volume M95, Page 33198, covering the following described real property situated in said county and state, to wit:

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thence Northwesterly at right angles to Jefferson Street a distance of 110 feet, more or less, to the Point of Beginning. Parcel 2: A portion of Lot 8, Block 50, Nichols 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 more particularly described as follows: Beginning at a point on the Easterly line of Lot 8, Block 50, of Nichols Addition to the City of Klamath Falls, Oregon, 10 feet Northwesterly from the most Easterly corner of said Lot 8; thence Northwesterly on the Easterly line of said Lot 8, 30 feet; thence at right angles to Eleventh Street, 45 feet Southwesterly; thence Southeasterly and parallel to Eleventh Street 30 feet; thence Northeasterly and at right angles to Eleventh Street 45 feet to the Place of Beginning. PROPERTY ADDRESS: 1028 Jefferson Street, Klamath Falls, OR 97601.

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 \$525.18 beginning 05/01/04; plus late charges of \$16.41 each month beginning 05/16/04; plus prior accrued late charges of \$32.26; plus advanced

ces of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

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: \$41,748.93 with interest thereon at the rate of 7.75 percent per annum beginning 04/01/04; plus late charges of \$16.41 each month beginning 05/16/04 until paid; plus prior accrued late charges of \$32.26; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 27, 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.

REC'D OCT 28 2004

math, 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 for reinstatement or payoff quotes requested pursuant to ORS 86.745 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.com.

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. Requests from persons named in ORS 86.753 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

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.

The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com.

Dated: August 24, 2004. By: Chris Ashcraft, Assistant Vice President. Northwest Trustee Services, Inc. is successor by merger to Northwest Trustee Services, PLLC (formerly known as Northwest Trustee Services, LLC). For further information, please contact: Chris Ashcraft, Northwest Trustee Services, Inc., PO Box 997, Bellevue, WA 98009-0997. (425) 584-1900. File No. 7763.20287/McNair, Douglas S. and Jacqueline L. #8995 September 30, October 7, W, 21, 2004.