

05 JAN 21 PM 1:12

ASPEN 050578

After recording return to:
BISHOP, LYNCH & WHITE, P.S.
720 Olive Way, #1301
Seattle, WA 98101-1801
Attn:

Crighton, 349-X3663.01

Recorded herewith are the following:

- ☐ Affidavit(s) of Mailing # _____
- ☐ Proof(s) of Service # _____
- ☐ Affidavit of Publication
- ☐ Certificate(s) of Mailing # _____
- ☐ Affidavit of Non-Occupancy

NOTICE: WE ARE ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR PURPOSES OF DEBT COLLECTING.

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by GEORGE CRIGHTON and PAULA CRIGHTON, husband and wife, as grantor, to TODD NEWITZ, as trustee, in favor of UNITED COMPANIES FUNDING, INC., as beneficiary, dated April 14, 1998, recorded April 15, 1998, in the mortgage records of Klamath County, Oregon, in 59449, covering the following described real property situated in said county and state, to-wit:

Lot 4, EVERGREEN MEADOWS-TRACT 1302, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with the following described manufactured home:

<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>Size</u>	<u>Serial Number</u>
98	Redman	Wynnewood	28x56	

which has been affixed to the real estate described herein with the mortgagor's intent that it become part of the real estate conveyed hereby and subject to the lien of this Mortgage.

Commonly known as: Lot 4 Sayler St., Klamath Falls, OR 97603

Both the beneficiary and the trustee, Jennifer L. Aspaas, 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.

Monthly Payments:

Delinquent monthly payments from September 15, 2003 through January 15, 2004

5	Payment(s) at	\$904.91	\$4,524.55
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Late Charges:

5	Late Charge(s) at	5.00	
	for each monthly payment not		
	made within 15 days of its due		25.00
	date:		

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State of Oregon, County of Klamath
Recorded 01/21/05 1:12 P m
Vol M05 Pg 04669-71
Linda Smith, County Clerk
Fee \$ 31 # of Pgs 3

Past Due Late Charges	33.02
Corporate Advances:	2,176.13
TOTAL MONTHLY PAYMENTS AND LATE CHARGES	\$6,758.70

2. Delinquent Real Property Taxes, if any.

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:

Unpaid balance is \$109,308.04 as of February 3, 2004. In addition there are attorney's fees and foreclosure costs which as of the date of this notice are estimated to be \$2,500.00. Interest, late charges and advances for the protection and preservaton of the property may accrue after the date of this notice.

WHEREFORE, notice hereby is given that the undersigned trustee, Jennifer L. Aspaas will on June 9, 2004, at the hour of 11:00 a.m. in accord with the standard of time established by ORS 187.110, at the front entrance to the County Courthouse, located at 316 Main Street, Klamath Falls , of Klamath County, 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), paying all advances authorized under the trust deed, including all costs and expenses incurred in enforcing the obligation and trust deed, and by curing any other default complained of therein 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

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deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: February 17, 2004.

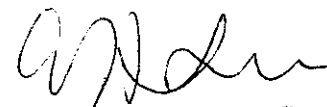

Jennifer L. Aspaas, Trustee

State of Washington)
) ss.
County of King)

I certify that I know or have satisfactory evidence that Jennifer L. Aspaas is the person who appeared before me, and said person acknowledged that she signed the attached Trustee's Notice of Sale and acknowledged it to be her free and voluntary act and deed and for the uses and purposes mentioned in the instrument.

Dated this 17 day of February, 2004.




PRINTED NAME: Esther Lee

Notary Public in and for the State of Washington, residing at Seattle.
My Commission Expires:

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

For Information Contact:

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Seattle, WA 98101-1801
(206) 622-7527
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