

05 MAR 11 PM 3:10

mtc - 66795

Vol M05 Page 16368

RE: Trust Deed from:
Clara May Burns

State of Oregon, County of Klamath
Recorded 03/11/2005 3:10 P m
Vol M05 Pg 16368-73
Linda Smith, County Clerk
Fee \$ 46.00 # of Pgs 6

To

John W. Weil, Successor Trustee
1100 S.W. Sixth, Suite 1507
Portland, Oregon 97204

After recording return to:

John W. Weil
1100 S.W. Sixth, Suite 1507
Portland, Oregon 97204

AFFIDAVIT OF SERVICE AND MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss.
County of Multnomah)

I, John W. Weil, 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 of trust described in the notice of sale and recorded October 11, 2004 in the records of Klamath County, Oregon in Volume M04, Page 69551.

I hereby certify that I delivered true and correct copies of the attached original Trustee's Notice of Sale to be served upon the occupants of the property described in the Notice of Sale, by posting to the main entrance to the building, and have attached hereto the original proof of service thereof.

I further certify that 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
Clara May Burns	61556 Highway 140, East Bly, OR 97622
	6660 S. 6 th St., Unit 21 Klamath Falls, OR 97603
	6800 S. 6 th St., Unit 33 Klamath Falls, OR 97603
CitiFinancial, Inc.	2848 S. 6 th Street Klamath Falls, OR 97603

46.00
x m

These persons include (a) the grantors in the trust deed; (b) any successor in interest to the grantors 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.

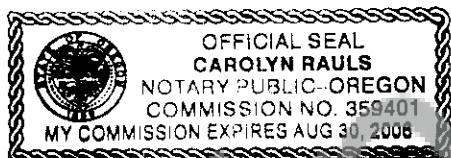
Each of the notices so mailed was certified to be a true copy of the original notice of sale. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited in the United States post office at Portland, Oregon, on November 3, 2004. With respect to each person listed 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.


John W. Weil, Successor Trustee

STATE OF OREGON, County of Multnomah) ss.

Subscribed and sworn to before me on March 9, 2005 by John W. Weil.




Notary Public for Oregon
My Commission Expires: 8-30-2006

TRUSTEE'S NOTICE OF SALE

16370

Reference is made to that certain trust deed made by Clara May Burns, as grantor, to John W. Weil, as successor trustee, in favor of Oakwood Acceptance Corporation, as beneficiary, dated September 21, 1999, recorded September 27, 1999, in the mortgage records of Klamath County, Oregon, in Volume M99, Page 38278, covering the following described real property situated in said county and state, to-wit:

Lots 5 and 6 in Block 4, PLAT OF THE TOWN OF BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Code 58 Map 3714-3AA-TL 1500

Together with the manufactured home located thereon described as a Golden West, Model No. EE4001F.

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:

Failure to make monthly payments of \$346.90 each due on the 1st day of August, 2003 through September 16, 2004, plus late charges of \$45.00.

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:

\$43,045.33, plus \$4,551.15 interest, late charges and miscellaneous fees through September 16, 2004; plus 8.75% interest thereon; plus attorney and trustee's fees and costs; plus \$303.00 foreclosure guarantee.

WHEREFORE, notice hereby is given that the undersigned trustee will on **March 18, 2005, at the hour of 11:00 A.M.**, in accord with the standard of time established by ORS 187.110, **at the main lobby of the Klamath County Courthouse, 316 Main Street, 2nd Floor, Klamath Falls, OR 97601**, 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 grantors of the said trust deed, together with any interest which the grantors or grantors' 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 "grantors" includes any successor in interest to the grantors 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.

16371

We are a debt collector. This communication is an attempt to collect a debt and any information obtained will be used for that purpose.

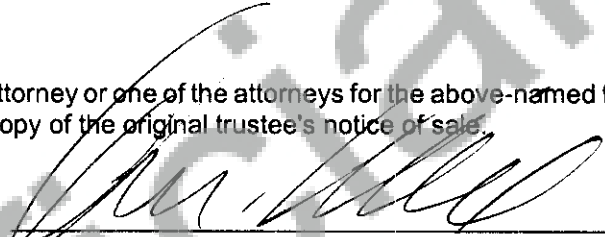
DATED: November 3, 2004

/s/ JOHN W. WEIL

John W. Weil, Successor Trustee
1100 SW Sixth Avenue, Suite 1507
Portland, Oregon 97204
Telephone No. (503) 226-0500

STATE OF OREGON)
) ss.
County of Multnomah)

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 Successor 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:

RETURN OF SERVICE

16372

STATE OF OREGON)
County of Klamath)

Court Case No.: _____

I HEREBY CERTIFY THAT on
() Summons & Complaint
() Complaint
() Motion
() Order to Show Cause
() Citation
()

Nov 18, 2004

() Summons & Petition
() Petition
() Affidavit
() Restraining Order
() Small Claim

the within:
() Summons
() Answer
() Order
() Subpoena
(X) Notice

for service on the within named: Property 61556 Hwy 140E By OR 97622

() SERVED: _____ personally and in person
at _____

() SUBSTITUTE SERVICE: By leaving a true copy with _____,
a person over the age of fourteen years, who
resides at the place of abode of the within named _____
at said abode: _____

() OFFICE SERVICE: By leaving a true copy with _____
the person in charge of the office maintained for the conduct of business
by _____

() CORPORATE: By leaving a true copy with _____
of said corporation

(X) OTHER METHOD: POSTED ON VACANT MOBILE HOME 61556 Hwy 140E By OR 97622

() NOT FOUND: After due and diligent search and inquiry, I hereby return that
I have been unable to find the within named _____
within Klamath County.

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY, STATE OF OREGON

DATE AND TIME OF SERVICE OR NOT FOUND: Nov 18, 2004 AT 1:30 PM

I FURTHER CERTIFY that I am a competent person 18 years of age or older and a
resident of the state of service or the State of Oregon and that I am not a
party to nor an officer, director or employee of, not attorney for any party,
corporate or otherwise; that the person, firm or corporation served by me is
the identical person, firm or corporation named in the action.

BY:

David D. Proserve
BASIN PROSERVE
422 N. 6th Street
Klamath Falls, OR 97601
(541) 884-6080

Affidavit of Publication

16373

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 # 7176

Notice of Sale/Clara May Burns

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

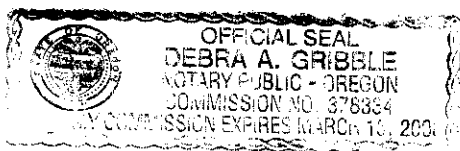
Insertion(s) in the following issues:
January 12, 19, 26, February 2, 2005

Total Cost: \$764.40

Jeanine P. Day
Subscribed and sworn
before me on: February 2, 2005

Debra A. Griddle
Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

Reference is made to the trust deed made by Clara May Burns, as grantor, to John W. Well, as successor trustee, in favor of Oakwood Acceptance Corporation, as beneficiary, dated September 21, 1999, recorded September 27, 1999, in the mortgage records of Klamath County, Oregon, in Volume M99, Page 38278, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lots 5 and 6 in Block 4, PLAT OF THE TOWN OF BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Code 58 Map 3714-3AA-TL 1500

Together with the manufactured home located thereon described as a Golden West, Model No. EE4001F.

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Failure to make monthly payments of \$346.90 each due on the 1st day of August, 2003 through September 16, 2004; plus late charges of \$45.00.

By reason of the default, the beneficiary has declared

all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

\$43,045.33, plus \$4,551.15 interest, late charges and miscellaneous fees through September 16, 2004; plus 8.75% interest thereon; plus attorney and trustee's fees and costs; plus \$303.00 foreclosure guarantee.

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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.

We are a debt collector. This communication is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED: November 3, 2004.

John W. Well,
Successor Trustee,
1100 SW Sixth Ave.,
Suite 1507,
Portland, Oregon
97204.
Telephone No.
(503) 226-0500

Carolyn Rauls,
Hooper Englund
& Well,
Attorneys at Law,
1100 SW Sixth Ave.,
Suite 1507,
Portland, OR 97204,
Phone:
(503) 226-0500
Fax: (503) 226-7192.
#7176 January 12, 19,
26, February 2, 2005.