

05 JUN 7 PM 12:10

Vol M05 Page 42199

WHEN REDORDED MAIL TO:
Green Tree Servicing LLC
500 South 336th Street, Ste. 202
P.O. Box 3290
Federal Way, WA 98003-6389

(Recorder's Use)

State of Oregon, County of Klamath
Recorded 06/07/05 12:19p m
Vol M05 Pg 42199-209
Linda Smith, County Clerk
Fee \$ 76.00 # of Pgs 13

T.S. NO.: F-39328-OR-DL
LOAN NO.: 45403555-1

18-531134

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF California} SS
COUNTY OF San Diego}

I, M. Trujillo, [Signature] 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 original or copy of notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of 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 person's at their last known address, to-wit:

NAME & ADDRESS

CERTIFIED NO.

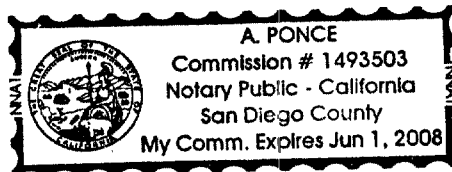
SEE ATTACHED

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 Dana Linder, for FIRST AMERICAN TITLE INSURANCE COMPANY, 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 San Diego California, on 3/4/2005 and an additional courtesy mailing on 4/6/2005. 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.

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

STATE OF California} SS
COUNTY OF San Diego}



(notary seal)

On 6/2/2005 before me, the undersigned, A Notary Public in and for said State, personally appeared Michael Trujillo personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his./her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

[Signature]
A. Ponce

76

TRUSTEE'S NOTICE OF SALE

Loan No: 45403555-1
T.S. No.: F-39328-OR-DL

Reference is made to that certain deed made by, ROBERT G MCNEAL as Grantor to BONNIE P. SERKIN, in favor of GREEN TREE FINANCIAL SERVICING CORPORATION, as Beneficiary, dated 11/1/1995, recorded 11/21/1995, in official records of Klamath county, Oregon in book/reel/volume No. M95 at page No. 31815, fee/file/instrument/microfile/reception No. *** (indicated which), covering the following described real property situated in said County and State, to-wit:

LOT 24, BLOCK 3, RIVERVIEW ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Tax Assessor's #: R534443

More commonly known as:	2225 LAUREL KLAMATH FALLS, OR 97603
-------------------------	--

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 MAKE THE 11/1/2004 PAYMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT PAYMENTS, TOGETHER WITH LATE CHARGES, IMPOUNDS, TAXES ADVANCES AND ASSESSMENTS.

Monthly Payment \$343.68

Monthly Late Charge \$17.19

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:

\$30,767.92 with interest thereon at the rate of 9.24 percent per annum beginning 10/1/2004; plus late charges of \$17.19 each month beginning 11/1/2004 until paid; plus prior accrued late charges; plus advances; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

Whereof, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY the undersigned trustee will on 7/5/2005 at the hour of 10:00 AM, Standard of Time, as established by section 187,110, Oregon Revised Statutes, ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR, County of Klamath, 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 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 expenses 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 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.

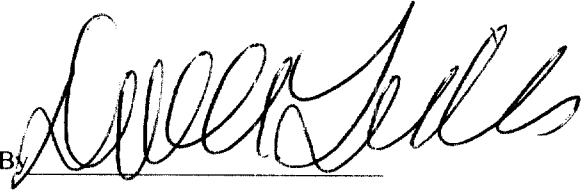
For Sale information call: 916-387-7728 or logon to: www.calpost.com

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" include their respective successors in interest, if any.

Dated: February 24, 2005

FIRST AMERICAN TITLE INSURANCE COMPANY AS
TRUSTEE, BY QUALITY LOAN SERVICE CORP. AS
AGENT FOR THE BENEFICIARY

Signature By



For Non-Sale Information:

Quality Loan Service Corp.
319 Elm Street, 2nd Floor
San Diego, CA 92101
(619) 645-7711
(619) 645-7716

TRUSTEE'S NOTICE OF SALE

Loan No: **45403555-1**

T.S. No.: **F-39328-OR-DL**

Affidavit of Publication

CLAM
035540
42202

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 # 7309

Trustee's Notice of Sale: Robert G. McNeal

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

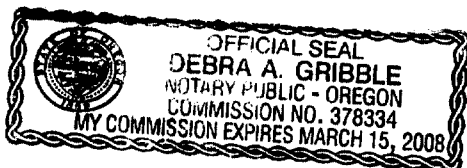
Insertion(s) in the following issues:
March 17, 24, 31, April 7, 2005

Jeanine P. Day
Subscribed and sworn
before me on: April 7, 2005

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2008

TRUSTEE'S NOTICE OF SALE T.S. No.: F-39328-OR-DL Loan No: 45403555-1 Reference is made to that certain deed made by, Robert G McNeal as Grantor to Bonnie P. Serkin, in favor of Green Tree Financial Servicing Corporation, as Beneficiary, dated 11/1/1995, recorded 11/21/1995, in official records of Klamath county, Oregon in book/reel/volume No. M95 at page No. 31815, fee/ file/ instrument/ microfiche/ reception No. *** (Indicated which), covering the following described real property situated in said County and State, to-wit: Lot 24, Block 3, Riverview Addition according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon Tax Assessor's #: R534443 More commonly known as: 2225 Laurel Klamath Falls, OR 97603 Bids 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 make the 11/1/2004 payment of principal and interest and all subsequent payments, together with late charges, impounds, taxes advances and assessments. Monthly Payment \$343.68 Late Charge \$17.19 By reason of said default the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to-wit: \$30,767.92 with interest thereon at the rate of 9.24 percent per annum beginning 10/1/2004; plus late charges of \$17.19 each month beginning 11/1/2004 until paid; plus prior accrued late charges of; plus advances of; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein. Whereof, notice hereby is given that, First American Title Insurance Company the undersigned trustee will on 7/5/2005 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, on the front steps of the Circuit Court, 316 Main Street, in the City of Klamath Falls, County of Klamath, OR, County of Klamath, 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 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 expenses 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 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. For Sale Information call: 916-387-7728 or logon to: www.calpost.com 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 obligations, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include, the respective successors in interest, if any. First American Title Insurance Company, as Trust-



42202A

ee, By Quality Loan
Service Corp. as
Agent for the Bene-
ficiary Signature By
Dana Linder For
Non-Sale Informa-
tion: Quality Loan
Service Corp., 319
Elm Street, 2nd
Floor, San Diego,
CA 92101 (619) 645-
7711 (619) 645-7716
Dated: February 24,
2005 ASAP635530
3/17, 3/24, 3/31, 4/7
#7309 March 17, 24,
31, 2005 April 7, 2005

F39328ORDL/McNeal

42203

QWAN

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON)
) ss.
County of Klamath)

I, Robert 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 Klamath County, State of Oregon. I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

That on the 11th day of March 2005, after personal inspection, I found the following described real property to be unoccupied:

Lot 24, Block 3, Riverview Addition According to the Official Plat Thereof on File in the Office of the County Clerk of Klamath County, Oregon.

Commonly known as: 2225 Laurel
Klamath Falls, OR 97603

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


Robert Bolenbaugh 298127

SUBSCRIBED AND SWORN to before me this 14th day of March 2005, by Robert Bolenbaugh.



Margaret C. Nielsen
Notary Public for Oregon

AFFIDAVIT OF MAILINGDate: **April 06, 2005**T.S. No.: **F-39328-OR-DL**Loan No.: **45403555-1**STATE OF California }
COUNTY OF San Diego }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in **San Diego** County at **QUALITY LOAN SERVICE CORPORATION**, and is not a party to the within action and that on **April 06, 2005**, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice of Default/Notice of Sale in a sealed envelope, certified mail with return receipt or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

X


Affiant **Michael Trujillo**

ROBERT G. MCNEAL JR.
2025 VINE AVE
KLAMATH FALLS, OR 97601-3365
Z71788518801024464057

ROBERT G. MCNEAL JR.
2025 VINE AVE
KLAMATH FALLS, OR 97601-3365
First Class

AFFIDAVIT OF MAILINGDate: **March 04, 2005**T.S. No.: **F-39328-OR-DL**Loan No.: **45403555-1**STATE OF **California** }
COUNTY OF **San Diego** }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in **San Diego** County at **QUALITY LOAN SERVICE CORPORATION**, and is not a party to the within action and that on **March 04, 2005**, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice of Default/Notice of Sale in a sealed envelope, certified mail with return receipt or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

X


Affiant **Michael Trujillo**

ROBERT G MCNEAL
2225 LAUREL
KLAMATH FALLS, OR 97603
Z71788518801024426598

ROBERT G MCNEAL
2225 LAUREL
KLAMATH FALLS, OR 97603
First Class

ROBERT G MCNEAL
4676 TINGLEY LN
KLAMATH FALLS, OR 97603
Z71788518801024426604

ROBERT G MCNEAL
4676 TINGLEY LN
KLAMATH FALLS, OR 97603
First Class

OCCUPANTS
2225 LAUREL
KLAMATH FALLS, OR 97603
Z71788518801024426611

OCCUPANTS
2225 LAUREL
KLAMATH FALLS, OR 97603
First Class

42206

AFFIDAVIT OF MAILING

Date: **March 04, 2005**

T.S. No.: **F-39328-OR-DL**

Loan No.: **45403555-1**

STATE OF California }
COUNTY OF San Diego }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in **San Diego** County at **QUALITY LOAN SERVICE CORPORATION**, and is not a party to the within action and that on **March 04, 2005**, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice of Default/Notice of Sale in a sealed envelope, certified mail with return receipt or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

X 
Affiant **Michael Trujillo**

ROBERT G MCNEAL JR.
2225 LAUREL ST.
KLAMATH FALLS, OR 97603
Z71788518801024426628

ROBERT G MCNEAL JR.
2225 LAUREL ST.
KLAMATH FALLS, OR 97603
First Class

ROBERT G MCNEAL
2225 LAUREL
KLAMATH FALLS, OR 97601
Z71788518801024426635

ROBERT G MCNEAL
2225 LAUREL
KLAMATH FALLS, OR 97601
First Class

OCCUPANTS
2225 LAUREL
KLAMATH FALLS, OR 97601
Z71788518801024426642

OCCUPANTS
2225 LAUREL
KLAMATH FALLS, OR 97601
First Class

AFFIDAVIT OF MAILINGDate: **March 04, 2005**T.S. No.: **F-39328-OR-DL**Loan No.: **45403555-1**STATE OF **California** }
COUNTY OF **San Diego** }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in **San Diego** County at QUALITY LOAN SERVICE CORPORATION, and is not a party to the within action and that on **March 04, 2005**, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice of Default/Notice of Sale in a sealed envelope, certified mail with return receipt or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

X


Affiant **Michael Trujillo**

ROBERT G MCNEAL JR.
2225 LAUREL ST.
KLAMATH FALLS, OR 97601-5543
Z71788518801024426659

ROBERT G MCNEAL JR.
2225 LAUREL ST.
KLAMATH FALLS, OR 97601-5543
First Class

HURLEY STATE BANK FRED MEYER
C/O DERRICK E. MCGAVIC ATTORNEY
941 WEST THIRD AVE
EUGENE, OR 97440
Z71788518801024426666

HURLEY STATE BANK FRED MEYER
C/O DERRICK E. MCGAVIC ATTORNEY
941 WEST THIRD AVE
EUGENE, OR 97440
First Class

HURLEY STATE BANK FRED MEYER
C/O DERRICK E. MCGAVIC ATTORNEY
PO BOX 10163
EUGENE, OR 97440
Z71788518801024426673

HURLEY STATE BANK FRED MEYER
C/O DERRICK E. MCGAVIC ATTORNEY
PO BOX 10163
EUGENE, OR 97440
First Class

42208

AFFIDAVIT OF MAILING

Date: **March 04, 2005**

T.S. No.: **F-39328-OR-DL**

Loan No.: **45403555-1**

STATE OF **California** }
COUNTY OF **San Diego** }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in **San Diego** County at QUALITY LOAN SERVICE CORPORATION, and is not a party to the within action and that on **March 04, 2005**, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice of Default/Notice of Sale in a sealed envelope, certified mail with return receipt or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

X

Affiant **Michael Trujillo**

BEVERLY J. BAKER
817 LINCOLN ST.
KLAMATH FALLS, OR 97601
Z71788518801024426680

BEVERLY J. BAKER
817 LINCOLN ST.
KLAMATH FALLS, OR 97601
First Class

STATE OF OREGON DEPARTMENT OF JUSTICE
DIVISION OF CHILD SUPPORT
PO BOX 14506
SALEM, OR 97309
Z71788518801024426697

STATE OF OREGON DEPARTMENT OF JUSTICE
DIVISION OF CHILD SUPPORT
PO BOX 14506
SALEM, OR 97309
First Class

CREDIT BUREAU OF KLAMATH COUNTY
C/O ART MILLS AGENT
PO BOX 5107
KLAMATH FALLS, OR 97601
Z71788518801024426703

CREDIT BUREAU OF KLAMATH COUNTY
C/O ART MILLS AGENT
PO BOX 5107
KLAMATH FALLS, OR 97601
First Class

42209

AFFIDAVIT OF MAILING

Date: **March 04, 2005**

T.S. No.: **F-39328-OR-DL**

Loan No.: **45403555-1**

STATE OF **California** }
COUNTY OF **San Diego** }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in **San Diego** County at QUALITY LOAN SERVICE CORPORATION, and is not a party to the within action and that on **March 04, 2005**, (s)he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice of Default/Notice of Sale in a sealed envelope, certified mail with return receipt or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

X

Affiant **Michael Trujillo**

DANIEL WILLY DBA DMK LOGGING
C/O NEAL G. BUCHANAN ATTY
435 OAK AVE
KLAMATH FALLS, OR 97601
Z71788518801024426710

DANIEL WILLY DBA DMK LOGGING
C/O NEAL G. BUCHANAN ATTY
435 OAK AVE
KLAMATH FALLS, OR 97601
First Class

KLAMATH COUNTY, TAX OFFICE
PO BOX 340
KLAMATH FALLS, OR 97601
Z71788518801024426727

KLAMATH COUNTY, TAX OFFICE
PO BOX 340
KLAMATH FALLS, OR 97601
First Class