

05 JUN 21 AM 10:51

Vol M05 Page 46405

RECORDING COVER SHEET
Pursuant to ORS 205.234

State of Oregon, County of Klamath
Recorded 06/21/05 10:51 a m
Vol M05 Pg 46405-14
Linda Smith, County Clerk
Fee \$ 86⁰⁰ # of Pgs 10

After recording return to:

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

1st 383462

1. AMENDED AFFIDAVIT OF MAILING
2. AMENDED TRUSTEE'S NOTICE OF SALE ✓
3. SUPPLEMENTAL AFFIDAVIT OF MAILING ✓
4. AMENDED AFFIDAVIT OF MAILING ✓
5. AMENDED TRUSTEE'S NOTICE OF SALE ✓

Original Grantor(s) on Trust Deed: Kristi Stapleton and Mark Stapleton, a wife and husband

Beneficiary: Standard Federal Bank, a Federal Savings 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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+ 20*

AFFIDAVIT OF MAILING AMENDED 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:

Charles Hart
5800 Meadows, #200
Lake Oswego, OR 97035

Bev Miles
854 Longacre
Klamath Falls, OR 97601

Brant Thomas
P.O. Box 7632
Klamath Falls, OR 97602

Options Network
1140 Mayfair Place
Central Point, OR 97502

Earla Patton
327 North Alameda Avenue
Klamath Falls, OR 97601

Occupant(s)
405 Martin
Klamath Falls, OR 97603

Bev Miles
1205 Pacific Terrace
Klamath Falls, OR 97601

Fred Long
P.O. Box 467
Eugene, OR 97440

Penny L. Austin
925 West 8th Street
Medford, OR 97501

Kristi Stapleton
405 Martin
Klamath Falls, OR 97603

Mark Stapleton
405 Martin
Klamath Falls, OR 97603

Kristi Stapleton
4909 Haskins Road
Bonanza, OR 97623

Mark Stapleton
4909 Haskins Road
Bonanza, OR 97623

Kristi Stapleton
PO Box 1444
Klamath Falls, OR 97601-0079

Mark Stapleton
PO Box 1444
Klamath Falls, OR 97601-0079

Charles E. Hart
5800 Meadows Road, Ste. 210
Lake Oswego, OR 97035

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Kristi Stapleton and Mark Stapleton, a wife and husband

Grantor

to

Northwest Trustee Services, Inc.

Trustee

File No.7048.20181

After recording return to:

Northwest Trustee Services, Inc.

Successor by merger to Northwest Trustee Services, PLLC
(FKA Northwest Trustee Services, LLC)

Attn: Becky Baker

P.O. Box 997

Bellevue, WA 98009-0997

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 6/15/05. 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.

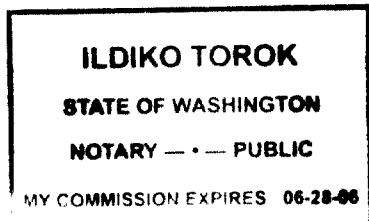
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Leah Beckelman

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that LEAH BECKELMAN 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: 6/15/05



Ildiko Torok
NOTARY PUBLIC in and for the State of
Washington, residing at Superiorish
My commission expires 06/28/06

AMENDED TRUSTEE'S NOTICE OF SALE

46408

Reference is made to that certain trust deed made by Kristi Stapleton and Mark Stapleton, a wife and husband, as grantor, to Amerititle, as trustee, in favor of Standard Federal Bank, a Federal Savings Bank, as beneficiary, dated 04/14/99, recorded 04/15/99, in the mortgage records of Klamath County, Oregon, in Volume M99, Page 13714, and subsequently assigned to ABN-Amro Mortgage Group, Inc. by Assignment recorded as Volume M04, page 51039, covering the following described real property situated in said county and state, to wit:

Lots 17 and 18, Block 20, Industrial 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.

PROPERTY ADDRESS: 405 Martin Klamath Falls, OR 97603

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 \$410.00 beginning 03/01/04; plus late charges of \$13.61 each month beginning 03/16/04; plus prior accrued late charges of \$0.00; 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: \$37,789.38 with interest thereon at the rate of 7.25 percent per annum beginning 02/01/04; plus late charges of \$13.61 each month beginning 03/16/04 until paid; plus prior accrued late charges of \$0.00; 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.

The Notice of Default and original Notice of Sale given pursuant thereto stated the property would be sold on Friday, September 17, 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; However, subsequent to the recording of said Notice of Default the original proceedings were stayed by order of the court or by proceedings filed under the U.S. Bankruptcy Code or for other lawful reason. Said stay was terminated effective June 10, 2005.

WHEREFORE, notice hereby is given that the undersigned trustee will on **July 15, 2005** 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.

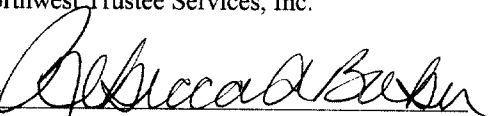
In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective 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.

Northwest Trustee Services, Inc.

Dated: June 15, 2005

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:

Becky Baker

Northwest Trustee Services, Inc.

P.O. Box 997

Bellevue, WA 98009-0997

(425) 586-1900

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

AMENDED TRUSTEE'S NOTICE OF SALE

**RE: Trust Deed from
Kristi Stapleton and Mark Stapleton, a wife and husband
Grantor**

**to
Northwest Trustee Services, Inc.
Trustee**

File No. 7048.20181

After recording return to:

Northwest Trustee Services, Inc.

Attn: Becky Baker

P.O. Box 997

Bellevue, WA 98009-0997

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

AFFIDAVIT OF SUPPLEMENTAL 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:

Bev Miles
1205 Pacific Terrace
Klamath Falls, OR 97601

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 01/24/07. 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.

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Maria Bannavong 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: 1/24/07

Ilديوك Torok
NOTARY PUBLIC in and for the State of
Washington, residing at Bellevue, WA
My commission expires 06/28/08

AFFIDAVIT OF SUPPLEMENTAL MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Stapleton, Kristi and Mark
Grantor
to
Northwest Trustee Services, Inc.,
Trustee

File No. 7048.20181

ILDIKO TOROK

STATE OF WASHINGTON

NOTARY — • — PUBLIC

MY COMMISSION EXPIRES 06-28-08

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

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

46411

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:

Charles Hart
5800 Meadows, #200
Lake Oswego, OR 97035

Bev Miles
854 Longacre
Klamath Falls, OR 97601

Brant Thomas
P.O. Box 7632
Klamath Falls, OR 97602

Options Network
1140 Mayfair Place
Central Point, OR 97502

Earla Patton
327 North Alameda Avenue
Klamath Falls, OR 97601

Occupant(s)
405 Martin
Klamath Falls, OR 97603

Kristi Stapleton
405 Martin
Klamath Falls, OR 97603

Mark Stapleton
405 Martin
Klamath Falls, OR 97603

Kristi Stapleton
4909 Haskins Road
Bonanza, OR 97623

Mark Stapleton
4909 Haskins Road
Bonanza, OR 97623

Kristi Stapleton
PO Box 1444
Klamath Falls, OR 97601-0079

Mark Stapleton
PO Box 1444
Klamath Falls, OR 97601-0079

Charles E. Hart
5800 Meadows Road, Ste. 210
Lake Oswego, OR 97035

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.

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Kristi Stapleton and Mark Stapleton, a wife and husband

Grantor

to

Northwest Trustee Services, Inc.

Trustee

File No. 7048.20181

After recording return to:

Northwest Trustee Services, Inc.

Successor by merger to Northwest Trustee Services, PLLC

(FKA Northwest Trustee Services, LLC)

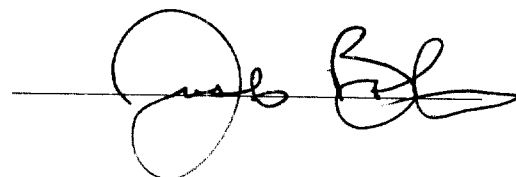
Attn: Becky Baker

P.O. Box 997

Bellevue, WA 98009-0997

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 1/13/05. 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.

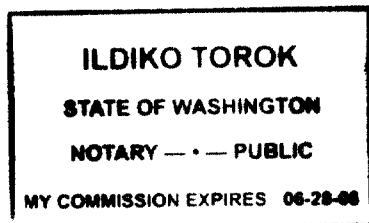
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

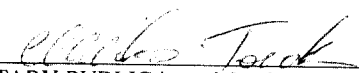


STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

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: 1/13/05




NOTARY PUBLIC in and for the State of
Washington, residing at 2200 11th St
My commission expires 06/28/08

AMENDED TRUSTEE'S NOTICE OF SALE

46413

Reference is made to that certain trust deed made by Kristi Stapleton and Mark Stapleton, a wife and husband, as grantor, to Amerititle, as trustee, in favor of Standard Federal Bank, a Federal Savings Bank, as beneficiary, dated 04/14/99, recorded 04/15/99, in the mortgage records of Klamath County, Oregon, in Volume M99, Page 13714, and subsequently assigned to ABN-Amro Mortgage Group, Inc. by Assignment recorded as Volume M04, page 51039, covering the following described real property situated in said county and state, to wit:

Lots 17 and 18, Block 20, Industrial 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.

PROPERTY ADDRESS: 405 Martin Klamath Falls, OR 97603

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 \$410.00 beginning 02/01/04; plus late charges of \$13.61 each month beginning 02/16/04; plus prior accrued late charges of \$0.00; plus advances of \$16.00; 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: \$37,833.00 with interest thereon at the rate of 7.25 percent per annum beginning 01/01/04; plus late charges of \$13.61 each month beginning 02/16/04 until paid; plus prior accrued late charges of \$0.00; plus advances of \$16.00; 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.

The Notice of Default and original Notice of Sale given pursuant thereto stated the property would be sold on Friday, September 17, 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; However, subsequent to the recording of said Notice of Default the original proceedings were stayed by order of the court or by proceedings filed under the U.S. Bankruptcy Code or for other lawful reason. Said stay was terminated effective December 22, 2004.

WHEREFORE, notice hereby is given that the undersigned trustee will on **February 18, 2005** 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.

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.

Northwest Trustee Services, Inc.

Dated: January 13, 2005

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:

Becky Baker
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997
(425) 586-1900

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

AMENDED TRUSTEE'S NOTICE OF SALE

**RE: Trust Deed from
Kristi Stapleton and Mark Stapleton, a wife and husband
Grantor
to
Northwest Trustee Services, Inc.
Trustee File No. 7048.20181**

After recording return to:

Northwest Trustee Services, Inc.
Attn: Becky Baker
P.O. Box 997
Bellevue, WA 98009-0997

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