

05 JUL 15 PM 3:04

Vol M05 Page 54407

State of Oregon, County of Klamath
Recorded 07/15/05 3:04 P.m
Vol M05 Pg 54407 - 4116
Linda Smith, County Clerk
Fee \$ 666.00 # of Pgs 10

WHEN RECORDED MAIL TO:
EXECUTIVE TRUSTEE SERVICES
15455 SAN FERNANDO MISSION BLVD, SUITE 208
MISSION HILLS, CA 91345
(818) 837-2300

T.S. NO.: OR-78334-F

LOAN NO.: 0357303353

Space above line for Recorder's Use

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF California} SS
COUNTY OF Los Angeles}

I, ELIZA MEZA 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 Karen J. Cooper, 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 LOS ANGELES CALIFORNIA, on March 25, 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 California} SS
COUNTY Los Angeles}


ELIZA MEZA

On March 25, 2005 before me, Marvell Carmouche the undersigned, a Notary Public in and for said State, personally appeared ELIZA MEZA 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 
Marvell Carmouche, Notary Public



TRUSTEE'S NOTICE OF SALE

54408

Loan No: 0357303353
T.S. No.: OR-78334-F

Reference is made to that certain deed made by, CHARLES R. BOND AND DEBORAH L. BOND, HUSBAND AND WIFE as Grantor to PACIFIC NORTHWEST TITLE OF OREGON, INC. AN OREGON CORPORATION, as trustee, in favor of "MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LENDER MORTGAGE MARKET INC., AN OREGON CORPORATION, as Beneficiary, dated 12/11/2001, recorded 12/13/2001, in official records of Klamath County, Oregon in book/reel/volume No. M01 at page No. 63772, fee/file/instrument/microfile/reception No. (indicated which), covering the following described real property situated in said County and State, to-wit:

APN: R797212
SEE EXHIBIT A LEGAL DESCRIPTION

Commonly known as:
52401 HESSIG STREET
FORT KLAMATH, OR 97626

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:

UNPAID PRINCIPAL BALANCE OF \$80,841.59; PLUS ACCRUED INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE ON 11/1/2004 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE.

Monthly Payment \$699.02 Monthly Late Charge \$27.96

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$80,841.59 together with interest thereon at the rate of 6.875 % per annum from 10/1/2004 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will on **7/29/2005** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OREGON** County of Klamath, 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 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.

54409

Loan No: 0357303353
T.S. No: OR-78334-F

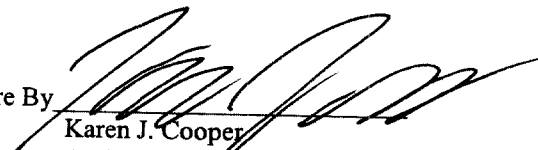
TRUSTEE'S NOTICE OF SALE

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: March 09, 2005

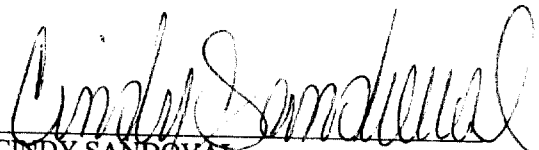
FIRST AMERICAN TITLE INSURANCE COMPANY
C/O EXECUTIVE TRUSTEE SERVICES
15455 San Fernando Mission Blvd., Suite 208
Mission Hills, CA 91345
(818) 361-6998

Signature By


Karen J. Cooper
Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.


CINDY SANDOVAL
Trustee Sale Officer

54410

**EXECUTIVE TRUSTEE SERVICES, INC.
15455 SAN FERNANDO MISSION BLVD
SUITE #208
MISSION HILLS, CA 91345**

(818) 837-2300

Date: March 09, 2005

T.S. Number: OR-78334-F
Loan Number: 0357303353

DEBT VALIDATION NOTICE

1. The enclosed document relates to a debt owed to the current creditor:

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.

You may send us a written request for the name and address of the original creditor, if different from the current creditor, and we will obtain and mail the information to you.

2. As of **March 09, 2005** the total delinquency owed was **\$6,775.91**, but this amount will increase until the delinquency has been fully cured.
3. As of **March 09, 2005** the amount required to pay the entire debt in full was **\$86,570.55** but this amount will increase daily until the debt has been fully paid.
4. You may dispute the validity of this debt, or any portion thereof, within thirty (30) days after receiving this notice. Otherwise, we will assume that the debt is valid.
5. If you notify us in writing that you dispute all or any portion of this debt within thirty (30) days after receiving this notice, we will obtain and mail to you verification of the debt, or a copy of any judgement against you.

**WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION
WE OBTAIN WILL BE USED FOR THAT PURPOSE.**

15#
OR-18334-F

"Exhibit A"

A parcel of land located in Block 3 of HESSIG ADDITION TO FORT KLAMATH, 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 right of way line of Hessig Street 165.34 feet South, 00° 01' 23" West from the original Northwest corner of Block 3, HESSIG ADDITION TO FORT KLAMATH; running thence East 143.50 feet; thence South 00° 01' 23" West 50.00 feet; thence East 78.50 feet; thence South 00° 01' 23" West 30.00 feet to the centerline of vacated 5th Street; thence along said centerline, West 222.00 feet to the Easterly right of way of Hessig Street, thence along said right of way line; North 00° 01' 23" East 80.00 feet to the point of beginning.

AFFIDAVIT OF MAILING

54412

Date: **March 25, 2005**

T.S. No.: **OR-78334-F**

Loan No.: **0357303353**

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Los Angeles County at **Executive Trustee Service Inc.**, and is not a party to the within action and that on **March 25, 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 in a sealed envelope, certified 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 **ELIZA MEZA**

CHARLES R. BOND ✓
52401 HESSIG STREET
FORT KLAMATH, OR 97626
P71788518801020344285

CHARLES R. BOND
52401 HESSIG STREET
FORT KLAMATH, OR 97626
First Class

DEBORAH L. BOND ✓
52401 HESSIG STREET
FORT KLAMATH, OR 97626
P71788518801020344292

DEBORAH L. BOND
52401 HESSIG STREET
FORT KLAMATH, OR 97626
First Class

CHARLES R. BOND ✓
PO BOX 501
BIG DIRVEY, WY 83113
P71788518801020344308

CHARLES R. BOND
PO BOX 501
BIG DIRVEY, WY 83113
First Class

AFFIDAVIT OF MAILING

54413

Date: **March 25, 2005**

T.S. No.: **OR-78334-F**

Loan No.: **0357303353**

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Los Angeles County at **Executive Trustee Service Inc.**, and is not a party to the within action and that on **March 25, 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 in a sealed envelope, certified 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 **ELIZA MEZA**

DEBORAH L. BOND ✓
PO BOX 501
BIG DIRVEY, WY 83113
P71788518801020344315

DEBORAH L. BOND
PO BOX 501
BIG DIRVEY, WY 83113
First Class

CHARLES R. BOND ✓
PO BOX 46
CHILOQUIN OR 97624
P71788518801020344322

CHARLES R. BOND
PO BOX 46
CHILOQUIN OR 97624
First Class

DEBORAH L. BOND ✓
PO BOX 46
CHILOQUIN OR 97624
P71788518801020344339

DEBORAH L. BOND
PO BOX 46
CHILOQUIN OR 97624
First Class

AFFIDAVIT OF MAILING

54414

Date: **March 25, 2005**

T.S. No.: **OR-78334-F**

Loan No.: **0357303353**

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Los Angeles County at **Executive Trustee Service Inc.**, and is not a party to the within action and that on **March 25, 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 in a sealed envelope, certified 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 **ELIZA MEZA**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SECURED FUNDING CORPORATION
P.O. BOX 2026
FLINT MI 48501-2026 ✓
P71788518801020344346

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SECURED FUNDING CORPORATION
P.O. BOX 2026
FLINT MI 48501-2026
First Class

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SECURED FUNDING CORPORATION ✓
C/O SECURED FUNDING CORPORATION
18012 COWAN STREET FIRST FLOOR
IRVINE CA 92614
P71788518801020344353

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SECURED FUNDING CORPORATION
C/O SECURED FUNDING CORPORATION
18012 COWAN STREET FIRST FLOOR
IRVINE CA 92614
First Class

SECURED FUNDING CORPORATION ✓
18012 COWAN STREET FIRST FLOOR
IRVINE CA 92614
P71788518801020344360

SECURED FUNDING CORPORATION
18012 COWAN STREET FIRST FLOOR
IRVINE CA 92614
First Class

EX-100

AFFIDAVIT OF NON-OCCUPANCY

54415

STATE OF OREGON)
) ss.
County of Klamath)

I, Terri Alexander, 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 day 18 of April, 2005 after personal inspection, I found the following described real property to be unoccupied:

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION

Commonly known as: 52401 HESSIG STREET
 FORT KLAMATH, OREGON 97626

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

Terri Alexander
Terri Alexander/Civil Deputy 298732

SUBSCRIBED AND SWORN to before me this 11 day of May, 2005,
by Terri Alexander.

Jennifer Hehl
Notary Public for Oregon



Affidavit of Publication

54416

said right of way line; thence 00° 01' 23" East 80.00 feet to the point of beginning. Commonly known as: 52401 Hessig Street, Fort Klamath, OR 97626.

lic 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

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 # 7475

Notice of Sale/Charles R & Deborah L Bond

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:
May 11, 18, 25, June 1, 2005

Total Cost: \$867.30

Subscribed and sworn
before me on: June 1, 2005

Notary Public of Oregon

My commission expires March 15, 2008

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-78334-F Loan No: 0357303353

Reference is made to that certain deed made by, Charles R. Bond and Deborah L. Bond, husband and wife as Grantor to Pacific Northwest Title of Oregon, Inc. an Oregon Corporation, as trustee, in favor of "MERS" Mortgage Electronic Registration Systems, Inc., solely as nominee for lender Mortgage Market Inc., an Oregon Corporation, as Beneficiary, dated 12/11/2001, recorded 12/13/2001, in official records of Klamath County, Oregon in book/reel/volume No. M01 at page No. 63772, fee/ file/ instrument/ microfilm/ reception No. -- (Indicated which), covering the following described real property situated in said County and State, to-wit: APN: R797212 "Exhibit A" A parcel of land located in Block 3 of HESSIG ADDITION TO FORT KLAMATH, 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 right of way line of Hessig Street 165.34 feet South, 00° 01' 23" West from the original Northwest corner of Block 3, HESSIG ADDITION TO FORT KLAMATH; running thence East 143.50 feet; thence South 00° 01' 23" West 50.00 feet; thence East 78.50 feet; thence South 00° 01' 23" West 30.00 feet to the centerline of vacated 5th Street; thence along said centerline, West 222.00 feet to the Easterly right of way of Hessig Street, thence along

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: Unpaid principal balance of \$80,841.59; plus accrued interest plus impounds and/or advances which became due on 11/1/2004 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. Monthly Payment \$699.02 Monthly Late Charge \$27.96.

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$80,841.59 together with interest thereon at the rate of 6.875 % per annum from 10/1/2004 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that First American Title Insurance Company, the undersigned trustee will on 7/29/2005 at the hour of 10:00 AM Standard of Time, as established by section 187.110, Oregon Revised Statutes, at on the front steps of the Circuit Court, 316 Main Street, in the City of Klamath Falls, County of Klamath Oregon County of Klamath, State of Oregon, sell at pub-

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.

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.

Date: March 09, 2005. First American Title Insurance Company, C/O Executive Trustee Services, 15455 San Fernando Mission Blvd., Suite 208, Mission Hills, CA 91345. (818) 361-6998. Signature By Karen J. Cooper, Assistant Secretary. ASAP637845 5/11, 5/18, 5/25, 6/1. #7475 May 11, 18, 25, June 1, 2005.

