

# Affidavit of Publication

State Of Oregon, County Of Klamath

M05-61411

08/08/2005 11:30:31 AM

# Of Pages 7

Fee:

\$51.00

## 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 # 7523

Notice of Sale/Douglas D & Sheila Dexter

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:  
June 1, 8, 15, 22, 2005

Total Cost:

Subscribed and sworn

before me on:

June 22, 2005

Notary Public of Oregon

My commission expires March 15, 2008

TRUSTEE'S  
NOTICE OF SALE  
Loan No. 3000711048  
T.S. No.: 05-2036-OR

Reference is made to that certain deed made by DOUGLAS DEXTER AND SHEILA DEXTER, HUSBAND AND WIFE AS JOINT TENANTS BY ENTIRETY, as Grantor to AMERITITLE, as Trustee, in favor of PAN AMERICAN BANK, FSB A FEDERALLY CHARTERED SAVINGS BANK, as Beneficiary, dated 7/1/97, recorded 7/8/97, in official records of KLAMATH County, Oregon in BOOK/REEL/VOLUME NO. M97 at PAGE NO. 21196, FEE/FILE/ INSTRUMENT/MICROFILM/RECEPTION NO. 40666 (indicating which), covering the following described real property situated in said County and State, to-wit: APN: R706873, A PORTION OF THE NE SECTION 7, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE N S NE NE EXCEPTING THEREFROM THE WESTERLY 50 FEET. Commonly known as: 2622 ROUND LAKE ROAD, KLAMATH FALLS, OR 97601.

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 de-

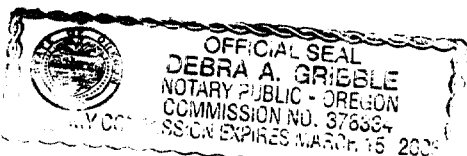
fault for which the foreclosure is made is the grantor's: INSTALMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND/OR ADVANCES WHICH BECAME DUE ON 12/01/2004 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE. Monthly Payment: \$1,148.79 Monthly Late Charge: \$53.86

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 \$121,415.62 together with interest thereon at the rate of 9.375% per annum from 11/1/2004 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 the FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, the undersigned trustee will on 8/24/2005 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at THE MAIN STREET ENTRANCE, KLAMATH COUNTY COURTHOUSE, KLAMATH FALLS, OR, 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, 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 FURTHER INFORMATION, PLEASE CONTACT ALLIANCE DEFAULT SERVICES, 1201 DOVE ST., STE 400, NEWPORT BEACH, CA 92660 PH: 949-252-2800 OR FOR SALE INFORMATION 714-480-



5690, WWW.AS-  
CENTEX.COM/WE  
BSALES.

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: MAY 5,  
2005 FIRST AMERICAN  
TITLE INSURANCE  
COMPANY OF OREGON, 2405  
14TH AVE S.E.  
SUITE B, ALBANY,  
OR 97321, Signature  
By JAMES L. MAL-  
LARD STATE OF  
CALIFORNIA  
COUNTY OF OR-  
ANGE.

I, the undersigned,  
certify that I am the  
Trustee Sale Officer,  
and that the foregoing  
is a complete  
and exact copy of  
the original Trust-  
ee's Notice of Sale.  
BRIAN COX TAC:  
729551B PUB: 6/1,  
6/8, 6/15, 6/22.  
#7523 June 1, 8, 15,  
22, 2005.

**PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS**

STATE OF OREGON  
COUNTY OF Clatsop

COURT CASE NO. \_\_\_\_\_

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- |                                      |  |                                   |  |
|--------------------------------------|--|-----------------------------------|--|
| <input type="checkbox"/> Small Claim | <input type="checkbox"/> Order             | <input type="checkbox"/> Subpoena | <input type="checkbox"/> Order to Show Cause                 |
| <input type="checkbox"/> Summons     | <input type="checkbox"/> Motion            | <input type="checkbox"/> Notice   | <input checked="" type="checkbox"/> Trustee's Notice of Sale |
| <input type="checkbox"/> Complaint   | <input type="checkbox"/> Affidavit         | <input type="checkbox"/> Petition | <input type="checkbox"/> Writ of Garnishment                 |
| <input type="checkbox"/> Answer      | <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Letter   | <input type="checkbox"/> Writ of Continuing Garnishment      |
| <input type="checkbox"/> _____       | <input type="checkbox"/> _____             | <input type="checkbox"/> _____    | <input type="checkbox"/> _____                               |

For the within named: Occupants of 2622 Roundlake Rd

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to: Douglas  
Wester at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to Douglas Wester,  
a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:  
Sheila Wester

☐ **OFFICE SERVICE:** At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with \_\_\_\_\_, the person who is apparently in charge.

☐ **SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.**

Upon \_\_\_\_\_, by (a) delivering such true copy personally and in person,  
Corporation, Limited Partnership, etc.

to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or  
(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of  
\_\_\_\_\_, who is a/the \_\_\_\_\_ thereof.

☐ **OTHER METHOD:** \_\_\_\_\_

☐ **NOT FOUND:** I certify that I received the within document for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

2622 Roundlake Rd  
ADDRESS OF SERVICE STREET  
Clatsop Falls  
CITY  
OR STATE  
97601 ZIP

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 nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

May 9 2005  
DATE OF SERVICE

8:20 a.m. ☐ p.m. ☒  
TIME OF SERVICE

Dana Erman  
SIGNATURE  
Dana Erman

or not found  
PRINTED IN OREGON

**JEFFERSON STATE ADJUSTERS  
1135 Pine Street  
Klamath Falls OR 97601**

**AFFIDAVIT OF MAILING  
Trustee's Notice of Sale  
FOR THE OCCUPANTS OF:  
2622 Round Lake Rd Klamath Falls, OR 97601**

I hereby certify that on May 10, 2005, I mailed a copy of the Trustee's Notice of Sale addressed to Sheila Dexter and all other occupants at the address stated in the Trustee's Notice of Sale.

Upon whom substitute service was made on: May 9, 2005 with a statement of the date, time and place at which service was made.

Dated this day: May 10, 2005

By [Signature]

Subscribed and sworn before me this 10th day of May, 2005

[Signature]  
NOTARY PUBLIC FOR OREGON

My Commission Expires: \_\_\_\_\_



# AFFIDAVIT OF MAILING

Date: May 10, 2005

T.S. No.: 05-2036-OR

Loan No.: 3000711048

STATE OF California }  
COUNTY OF Orange }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in Orange County at **Alliance Default Services, a division of Alliance Title Company**, and is not a party to the within action and that on **May 10, 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.

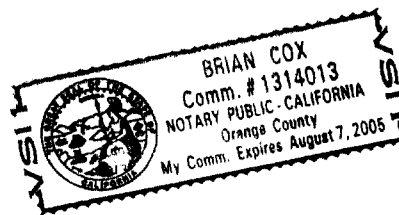
X  
Affiant **Les Poppitt**

State of California } SS.  
County of Orange }

On **May 10, 2005** before me, the undersigned, a Notary Public for the state, personally appeared **Les Poppitt**, personally know to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn declared that the statements therein are true, and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal.

Signature *Brian Cox* (Seal)  
**BRIAN COX**



DOUGLAS L. DEXTER  
2622 ROUND LAKE ROAD  
KLAMATH FALLS, OR 97601  
Z71006309264034633490

DOUGLAS L. DEXTER  
2622 ROUND LAKE ROAD  
KLAMATH FALLS, OR 97601  
First Class

SHEILA BILIKAS DEXTER  
2622 ROUND LAKE ROAD  
KLAMATH FALLS, OR 97601  
Z71006309264034633506

SHEILA BILIKAS DEXTER  
2622 ROUND LAKE ROAD  
KLAMATH FALLS, OR 97601  
First Class

OCCUPANT  
2622 ROUND LAKE ROAD  
KLAMATH FALLS, OR 97601  
Z71006309264034633513

OCCUPANT  
2622 ROUND LAKE ROAD  
KLAMATH FALLS, OR 97601  
First Class

## TRUSTEE'S NOTICE OF SALE

Loan No: 3000711048

T.S. No.: 05-2036-OR

Reference is made to that certain deed made by, DOUGLAS DEXTER AND SHEILA DEXTER, HUSBAND AND WIFE AS JOINT TENANTS BY ENTIRETY as Grantor to AMERITITLE, as trustee, in favor of PAN AMERICAN BANK, FSB A FEDERALLY CHARTERED SAVINGS BANK, as Beneficiary, dated 7/1/97, recorded 7/8/97, in official records of KLAMATH County, Oregon in book/reel/volume No. VOL. M97 at page No. 21196, fee/file/instrument/microfile/reception No. 40666 (indicated which), covering the following described real property situated in said County and State, to-wit:

**APN: R706873**

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE N 1/2 S 1/2 NE 1/4 NE 1/4, EXCEPTING THEREFROM THE WESTERLY 50 FEET.

Commonly known as:

2622 ROUND LAKE ROAD  
KLAMATH FALLS, OR 97601

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:

INSTALLMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE ON 12/01/2004 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 \$1,148.79

Monthly Late Charge \$53.86

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 \$121,415.62 together with interest thereon at the rate of 9.375 % per annum from 11/1/2004 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 OF OREGON, the undersigned trustee will on **8/24/2005** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **AT THE MAIN STREET ENTRANCE, KLAMATH COUNTY COURTHOUSE, KLAMATH FALL, OR** 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. FOR FURTHER INFORMATION, PLEASE CONTACT ALLIANCE DEFAULT SERVICES, 1201 DOVE ST., STE 400, NEWPORT BEACH, CA 92660 ph: 949-252-2800

Loan No: 3000711048  
T.S. No: 05-2036-OR

### 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: 5/5/5

FIRST AMERICAN TITLE INSURANCE COMPANY  
OF OREGON  
2405 14TH AVE S.E. SUITE B  
ALBANY, OR 97321

Signature By James L. Mallard

STATE OF CALIFORNIA  
COUNTY OF ORANGE

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.

Brian Cox  
Brian Cox