

ON

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Christy A. Bartlett

....., as grantor, to AmeriTitle (Neal G. Buchanan, Attorney at Law as Successor)* as trustee, in favor of James H. Patton and Margie G. Patton, or the survivor thereof** as beneficiary, dated September 5, 1996 ~~XXX~~ recorded September 20 1996 in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-96 at page 29986 or as fee/file/instrument/microfilm/reception No. 25491 (indicate which), covering the following described real property situated in said county and state, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

* By Appointment of Successor Trustee recorded at M-03 page 07913, Neal G. Buchanan, Attorney at Law, was appointed as Successor Trustee.

** The beneficial interest in the Trust Deed was assigned by instrument recorded at M-03 page 93844 to Advantage Funding, Inc., a Nevada corporation.

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:

- 1) Failure to pay the monthly payments due in the sum of \$500.00 each month for the installment due September 20, 2005 and each installment due the 20th day of each month thereafter; and
- 2) failure to pay the sum of \$3,000.00 due on or before August 20, 2003; and
- 3) failure to maintain real and mobile home taxes in a current payment status; and
- 4) failure to maintain hazard insurance on the premises

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:

- Principal and unpaid interest in the sum of \$62,655.16 together with interest on the principal at the rate of 9.5% per annum from April 20, 2005; and
- All costs, fees and expenses of the trust deed including evidence of title and the Trustee's and attorney's fees.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 14, 2005 ~~XX~~ at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue.....

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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 "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 ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED July 28, 2005, YN

Neal G. Buchanan
Successor Trustee

State of Oregon, County of Klamath.....ss:

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 said 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.

SERVE:

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated within Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the Easterly right of way line of Debbie Drive, said point being North 208.45 feet from the Southwest corner of said Lot 1, said point also situated South 74 degrees 22' 53" West 815.93 feet from the Northeast corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the arc of a curve to the left (radius = 230.00 feet, central angle = 01 degree 02' 20") 4.17 feet; thence East 72.04 feet; hence South 50.00 feet; thence West 72.00 feet; thence North 45.83 feet to the point of beginning, with bearings based on said TRACT NO. 1203, COUNTRY VILLAGE.

TOGETHER WITH a 1978 SHELX 2U Mobile Home, Oregon License #X148183 and Serial #H24608293 which is situate on the real property described above.

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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Christy A. Bartlett
P.O. Box 2129 OIT Branch
Klamath Falls, Oregon 97601

To Grantor

AmeriTitle (Neal G. Buchanan as
Successor)
435 Oak Ave., Klamath Falls, OR 97601

Trustee

After recording, return to (Name, Address, Zip):

Neal G. Buchanan
435 Oak Ave.
Klamath Falls, Oregon 97601

STATE OF OREGON, County of Klamath) ss:

I, Neal G. Buchanan, 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 described in the notice of sale.

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

See Exhibit B, attached hereto and incorporated herein by this reference as if fully set forth

These 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 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 by Neal G. Buchanan, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on July 28, 2005. 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.

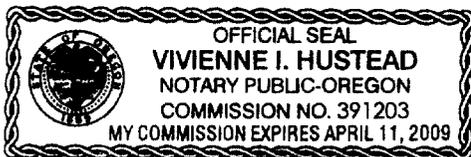
As used herein, the singular includes the plural, "trustee" includes a successor trustee, and "person" includes a corporation and any other legal or commercial entity.

Neal G. Buchanan

Subscribed and sworn to before me on July 28, 2005

Vivienne I. Husted
Notary Public for Oregon

My commission expires 4-11-09



* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

EXHIBIT B

<u>Name and Last Known Address</u>	<u>Nature of Right, Lien or Interest</u>
Christy A. Bartlett P.O. Box 2129 OIT Branch Klamath Falls, OR 97601	Grantor, fee interest holder, and former occupant
Paddock Real Estate Co. an inactive Oregon corp. c/o Registered Agent William P. Brandsness 411 Pine Street Klamath Falls, OR 97601	Beneficiary of Trust Deed
Country Village Association, an entity not shown on the records of the Oregon Corporation Div. c/o Don Helwig, "Chairman" 2918 Debbie Drive Klamath Falls, OR 97601	Lien Claimant
Country Village Roadway Trustee Country Village Roadway Association entities not shown on the records of the Oregon Corporation Division c/o Murray Colwell 4870 Barney Court Klamath Falls, OR 97601	Lien Claimant
Country Village Road Board an entity not shown on the records of the Oregon Corporation Division c/o William T. Gardiner "Chairman" 4930 Sue Drive Klamath Falls, OR 97601	Lien Claimant
Klamath County, a political division of the State of Oregon c/o Reginald Davis, Klamath County Counsel 305 Main Street Klamath Falls, OR 97601	Warrant / Lien Claimant
Carter - Jones Collections, LLC Carter - Jones Collection Service, Inc. as assignee c/o Kent Pederson 1143 Pine Street Klamath Falls, OR 97601	Judgment Lien(s) Creditor
Sharon French 3507 Beverly Klamath Falls, OR 97603	Judgment Lien Creditor
Michael Ratliff, Attorney 905 Main Street, Suite 200 Klamath Falls, OR 97601	Attorney for Judgment Creditor French
Parties in Possession	Currently none as vacant

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TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Klamath

ss.

I, Neal G. Buchanan

being first duly sworn, depose, say and certify that:

I am the Successor Christy A. Bartlett

trustee in that certain trust deed executed and delivered by as grantor

to AmeriTitle (Neal G. Buchanan, Attorney at Law as successor)

in which James H. Patton and Margie G. Patton, or the survivor of them as trustee,

is beneficiary, recorded on September 20, 1996, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M-96, at page 29986 or as fee/file/instrument/microfilm/reception No. 25491 (indicate which), covering the following described real property situated in said county:

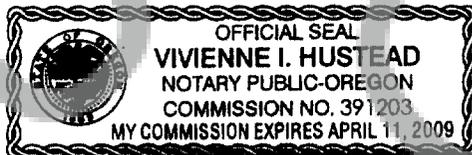
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

I hereby certify that on July 28, 2005, the above described real property was not occupied. The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed first mentioned above.

Neal G. Buchanan Successor Trustee

Subscribed, sworn to and acknowledged before me this 28th day of July, 2005.

Vivienne I. Husted Notary Public for Oregon



(SEAL)

My Commission expires: 4-11-09

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from

Christy A. Bartlett

Grantor

to

AmeriTitle (Neal G. Buchanan as Successor)

Trustee

AFTER RECORDING RETURN TO Neal G. Buchanan 435 Oak Avenue Klamath Falls, OR 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated within Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the Easterly right of way line of Debbie Drive, said point being North 208.45 feet from the Southwest corner of said Lot 1, said point also situated South 74 degrees 22' 53" West 815.93 feet from the Northeast corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the arc of a curve to the left (radius = 230.00 feet, central angle = 01 degree 02' 20") 4.17 feet; thence East 72.04 feet; hence South 50.00 feet; thence West 72.00 feet; thence North 45.83 feet to the point of beginning, with bearings based on said TRACT NO. 1203, COUNTRY VILLAGE.

TOGETHER WITH a 1978 SHELX 2U Mobile Home, Oregon License #X148183 and Serial #H24608293 which is situate on the real property described above.

Affidavit of Publication

**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 # 7842

Notice of Sale/Christy A. Bartlett

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

Four

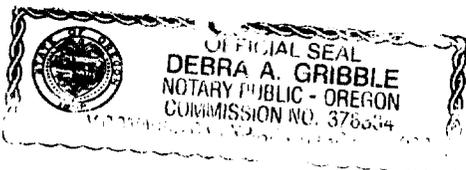
Insertion(s) in the following issues:
October 7, 14, 21, 28, 2005

Total Cost: \$984.90

Jeanine P. Day
Subscribed and sworn
before me on: October 28, 2005

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2008



**TRUSTEE'S
NOTICE OF SALE**

Reference is made to that certain trust deed made by Christy A. Bartlett, as grantor, to Ameritile (Neal G. Buchanan, Attorney at Law as Successor)*, as trustee in favor of James H. Patton and Margie G. Patton, or the survivor thereof**, as beneficiary, dated September 5, 1996, recorded September 20, 1996, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-96 at page 29986, or as fee/file/Instrument/microfilm/reception No. 25491 (indicate which), covering the following described real property situated in said county and state, to-wit:

**SEE EXHIBIT A
WHICH IS MADE A
PART HEREOF BY
THIS REFERENCE
EXHIBIT "A"
LEGAL
DESCRIPTION**

Lot 1, Block 2, Tract No. 1203, Country Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated within Lot 1, Block 2, Tract No. 1203, Country Village, a duly recorded subdivision, said tract more particularly described as follows:

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along the arc of a curve to the left (radius=230.00 feet, central angle=01 degree 02' 20") 4.17 feet; thence East 72.04 feet; hence South 50.00 feet; thence West 72.00 feet; thence North 45.83 feet to the point of beginning, with bearings based on said Tract No. 1203, Country Village.

Together with a 1978 SHELX 2U Mobile Home, Oregon License #X148183 and Serial #H24608293 which is situate on the real property described above.

*By Appointment of Successor Trustee recorded at M03 page 07913, Neal B. Buchanan, Attorney at Law, was appointed as Successor Trustee.

**The beneficial interest in the Trust Deed was assigned by instrument recorded at M03 page 93844 to Advantage Funding, Inc., a Nevada corporation.

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:

- 1) Failure to pay the monthly payments due in the sum of \$500.00 each month for the installment due September 20, 2005 and each installment due the 20th day of each month thereafter;
- and 2) failure to pay the sum of \$3,000.00 due on or before August 20, 2003; and 3)

failure to maintain real and mobile home taxes in a current payment status; and 4) failure to maintain hazard insurance on the premises.

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: Principal and unpaid interest in the sum of \$62,655.16 together with interest on the principal at the rate of 9.5% per annum from April 20, 2005; and all costs, fees and expenses of the trust deed including evidence of title and the Trustee's and Attorney's fees.

WHEREFORE, notice hereby is given that the undersigned trustee will, on December 14, 2005, at the hour of 1:00 P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue, 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 "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 attempting to collect a debt. Any information obtained will be used for that purpose.

Dated July 28, 2005:
Neal Buchanan, Successor Trustee.
#7842 October 7, 14, 21, 28, 2005.