

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

M05-72122
Klamath County, Oregon
12/30/2005 01:35:17 PM
Pages 8 Fee: \$71.00

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ATE - 42353

COVER SHEET

DOCUMENT: Affidavit of Mailing, Notice of Sale, Affidavit of
Publication, Proof of service

GRANTOR: Evangeline & Kenneth Lincoln

TRUSTEE: Cal-Western Reconveyance Corporation

GRANTEE: First Indiana Bank

CONSIDERATION: \$

DATE: 12/30/05

LEGAL DESCRIPTION: See Attached

71 - A

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation
P.O. Box 22004
525 East Main Street
El Cajon, CA 92022-9004

ATE - 62353

5410235

T.S. NO.: 1078330-09
LOAN NO.: 0116139312

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } SS
COUNTY OF SAN DIEGO }

I, Dave Neal being first duly sworn, depose, say and certify that:

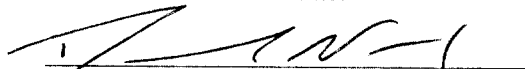
At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached Notice of Sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached Notice of Sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

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 TAMMY J WILDE, for CAL-WESTERN RECONVEYANCE CORPORATION, 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 in San Diego County, California, on October 03, 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.


Affiant

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this _____ day of OCT 03 2005, 20


Notary Public



TRUSTEE'S NOTICE OF SALE

Loan No: 0116139312

T.S. No: 1078330-09

Reference is made to that certain deed made by
EVANGELINE S LINCOLN AND KENNETH W LINCOLN
as Grantor to
FIRST AMERICAN TITLE, as Trustee, in favor of

FIRST INDIANA BANK
as Beneficiary,

dated March 29, 2001, recorded March 30, 2001, in official records of KLAMATH County, OREGON in
book/reel/volume No. M01 at
page No. 12889, fee/file/instrument/microfilm/reception No. XX covering the following described real property
situated in the said County and State, to-wit:

LOT 14 IN BLOCK 1 TRACT 1182 GREEN KNOLL ESTATES, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

Commonly known as:

1844 MELANIE COURT 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:
Failure to pay the monthly payment due March 28, 2004 of principal, interest and impounds and subsequent
installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary
pursuant to the terms and conditions of said deed of trust.

Monthly payment \$1,829.71 Monthly Late Charge \$91.49

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 following, to-wit; The sum of \$232,131.62 together with interest
thereon at the rate of 8.590% per annum, from February 28, 2004 until paid; plus all accrued late charges thereon;
and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and
conditions of the said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION
the undersigned trustee will on January 31, 2006 at the hour of 1:00pm, Standard of Time, as established by
Section 187.110, Oregon Revised Statutes, at
AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE
316 MAIN STREET

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 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 expense 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

TRUSTEE'S NOTICE OF SALE

Loan No: 0116139312

T.S. No: 1078330-09

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" includes their respective successors in interest, if any.

Dated: September 22, 2005

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By:


Yvonne J. Wheeler A.V.P.

10/3/2005 3:54:52 PM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1078330-09 030 10031540 CWR

Postal Number Sequence Recipient Name

11041994141003215004	1	OCCUPANT	1844 MELANIE COURT	Address Line 1/3	Address Line 2/4
11041994141003215011	2	EVANGELINE S LINCOLN	1844 MELANIE COURT		KLAMATH FALLS OR 97601
11041994141003215028	3	KENNETH W LINCOLN	1844 MELANIE COURT		KLAMATH FALLS OR 97601
11041994141003215035	4	EVANGELINE LINCOLN	1844 MELANIE COURT		KLAMATH FALLS OR 97601
11041994141003215042	5	KENNETH LINCOLN	1844 MELANIE COURT		KLAMATH FALLS OR 97601
11041994141003215059	6	KENNETH LINCOLN	1844 MELANIE		KLAMATH FALLS OR 97601
11041994141003215066	7	EVANGELINE LINCOLN	1844 MELANIE		KLAMATH FALLS OR 97601
11041994141003215073	8	KENNETH W. LINCOLN	1844 MELANIE		KLAMATH FALLS OR 97601
11041994141003215080	9	EVANGELINE S. LINCOLN	1844 MELANIE		KLAMATH FALLS OR 97601
11041994141003215097	10	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	G4318 MILLER RD FLINT MI 48501-2026		P.O. BOX 2026
11041994141003215103	11	ERIC R. STARK	STARK & HAMMACK, P.C. MEDFORD OR 97501		201 WEST MAIN ST., SUITE 1B
11041994141003215110	12	INTERNAL REVENUE SERVICE	915 2ND AVE M/S W246		SEATTLE WA 98174

10/3/2005 3:54:53 PM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: Certified - Ret

Type of Mailing: NOS

Affidavit Attachment: 1078330-09 030 10031540 CWR

Postal Number Sequence Recipient Name

71041994141004971079 1	OCCUPANT	1844 MELANIE COURT	Address Line 1/3	Address Line 2/4
71041994141004971086 2	EVANGELINE S LINCOLN	1844 MELANIE COURT		KLAMATH FALLS OR 97601
71041994141004971093 3	KENNETH W LINCOLN	1844 MELANIE COURT		KLAMATH FALLS OR 97601
71041994141004971109 4	EVANGELINE LINCOLN	1844 MELANIE COURT		KLAMATH FALLS OR 97601
71041994141004971116 5	KENNETH LINCOLN	1844 MELANIE COURT		KLAMATH FALLS OR 97601
71041994141004971123 6	KENNETH LINCOLN	1844 MELANIE		KLAMATH FALLS OR 97601
71041994141004971130 7	EVANGELINE LINCOLN	1844 MELANIE		KLAMATH FALLS OR 97601
71041994141004971147 8	KENNETH W. LINCOLN	1844 MELANIE		KLAMATH FALLS OR 97601
71041994141004971154 9	EVANGELINE S. LINCOLN	1844 MELANIE		KLAMATH FALLS OR 97601
71041994141004971161 10	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	G4318 MILLER RD FLINT MI 48501-2026		P.O. BOX 2026
71041994141004971178 11	ERIC R. STARK	STARK & HAMMACK, P.C. MEDFORD OR 97501		201 WEST MAIN ST., SUITE 1B
71041994141004971185 12	INTERNAL REVENUE SERVICE	915 2ND AVE M/S W246		SEATTLE WA 98174

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 # 7880

Notice of Sale/Evangeline S. &
Kenneth W. Lincoln

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

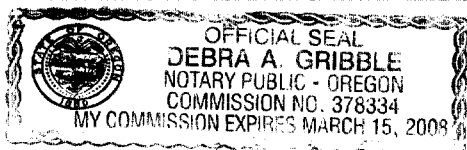
Insertion(s) in the following issues:
October 27, November 3, 10, 17, 2005

Total Cost: \$720.30

Subscribed and sworn
before me on: November 17, 2005

Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE Loan No: 0116139212 T.S. No: 1078330-09

Reference is made to that certain deed made by, Evangeline S. Lincoln and Kenneth W. Lincoln, as Grantor to First American Title, as Trustee, in favor of First Indiana Bank, as Beneficiary, dated March 29, 2001, recorded March 30, 2001, in official records of Klamath County, Oregon in book/real/volume No. M01 at page No. 12889, fee/file/instrument/microfilm/reception No. xx covering the following described real property situated in said County and State, to-wit: Lot 14 in block 1 tract 1182 Green Knoll Estates, according to the official plat thereof on file in the Office of the County Clerk of Klamath County Oregon. Commonly known as: 1844 Melanie Court, 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: Failure to pay the monthly payment due March 28, 2004 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Monthly payment \$1,829.71 Monthly Late Charge \$97.49.

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 \$232,131.62 together with interest thereon at the rate of 8.590% per annum from February 28, 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 and conditions of the said deed of trust. Whereof, notice hereby is given that, Cal-Western Reconveyance Corporation the undersigned trustee will on January 31, 2005 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, At the Main Street entrance to Klamath County Courthouse 316 Main Street 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 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 expense 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" includes their respective successors in interest, if any.

Dated: September 22, 2005. Cal-Western Reconveyance Corporation, 525 East Main Street, P.O. Box 22004, El Cajon, CA 92022-9004, Cal-Western Reconveyance Corporation. Signature/By: Yvonne J. Wheeler, A.V.P. R-122536 10/27/2005, 11/03/10/17/2005. #7880 October 27, November 3, 10, 17, 2005.

122536
107833009

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

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: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: **Occupants of 1844 Melanie Ct Klamath Falls, OR 97601**

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

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

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on _____ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the 27th day of September, 2005 I mailed a copy of the Trustee's Notice of Sale addressed to Kenneth Lincoln and all other occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed [Signature]

1844 Melanie Ct Klamath Falls, OR 97601

ADDRESS OF SERVICE

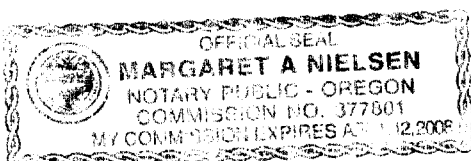
I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

September 27, 2005 10:09 a.m.
DATE OF SERVICE TIME OF SERVICE
☐ or non occupancy

By: [Signature]

ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 27th day of September, 2005.



[Signature]
Notary Public for Oregon

122536