

**M06-03005**

Klamath County, Oregon

02/16/2006 08:35:54 AM

Pages 7 Fee: \$67.00

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

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AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath) ss.

I, Wendy Young, secretary to William M. Ganong, Trustee, being first duly sworn, depose and say: that on October 21, 2005 I notified the Secretary of the Treasury of the United States, to wit: District Director, Internal Revenue Service, Attn: Chief, Special Procedures, 915 Second Avenue, M/S W245, Seattle, Washington 98174, all in conformity with 26 CFR § 301.7425(d); that said Notice and attachments were contained in sealed envelopes, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Mail at Klamath Falls, Oregon, by regular first-class mail and by certified mail, return receipt requested, on October 21, 2005, which was not less than twenty-five (25) days prior to the sale.

Dated this 14<sup>th</sup> day of February, 2006.

Wendy Young  
Wendy Young, Secretary to  
William M. Ganong, Trustee

Signed and sworn to before me this 14 day of February, 2006.



Vicki Swindler  
Notary Public for Oregon  
My Commission Expires: 10-8-09

## TRUSTEE'S NOTICE OF SALE

YOU ARE GIVEN NOTICE: THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1.   A.   Grantor:       Martin D. Alter  
      B.   Trustee:     William M. Ganong  
      C.   Beneficiary: Connie Worrell
2.   The legal description of the property covered by the subject Trust Deed is:

Lot 7 in Block 6, Tract 1140 - LYNNEWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No.  
3808-025DD-06800

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

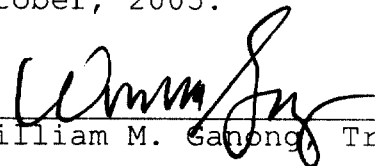
Book: M00           Page: 45483       Date Recorded: December 19, 2000

3.   The default for which the foreclosure is made is the Grantor's failure to make installment payments in the sum of \$238.43 each due since July 15, 2003 and Grantor's failure to pay the real property taxes and assessments levied against the property before they became delinquent.
4.   The principal and interest owing on the obligation secured by the subject Trust Deed as of June 4, 2003 is \$24,728.64, plus interest at the note rate of 9.0% from June 4, 2003 until paid. Also owing on the obligation are real property taxes for 2004-2005 in the sum of \$352.60, plus interest.
5.   The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.
6.   The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 27th day of February, 2006 at the front entrance to the office of William M. Ganong at 514 Walnut Avenue, Klamath Falls, Oregon.

7. Pursuant to ORS 86.753, the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and attorney's fees specified in the said statute.

In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the 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 this 14 day of October, 2005.

  
\_\_\_\_\_  
William M. Ganong, Trustee

  
\_\_\_\_\_  
Acknowledgment of Receipt

10/27/05  
\_\_\_\_\_  
Date

**NOTICE REQUIRED BY THE FAIR DEBT COLLECTION  
PRACTICES ACT, 15 U. S. C. § 1692**

This is an attempt to collect a debt and any information obtained will be used for that purpose.

1. The amount of the debt is stated in the Trustee's Notice of Sale attached hereto.
2. The beneficiary named in the attached Trustee's Notice of Sale is the creditor to whom the debt is owed.
3. The debt described in the Trustee's Notice of Sale attached hereto will be assumed to be valid by the trustee unless the debtor, within 30 days after the receipt of this notice, disputes the validity of the debt or some portion of it.
4. If the debtor notifies the trustee in writing within 30 days of receipt of this notice that the debt or any portion thereof is disputed, the trustee will provide verification of the debt, and a copy of the verification will be mailed to the debtor by the trustee.
5. If the creditor named as beneficiary in the attached Trustee's Notice of Sale is not the original creditor, and if the debtor makes a written request to the trustee within 30 days from receipt of this notice, the name and address of the original creditor will be mailed to the debtor by the trustee.
6. Written requests or objections should be addressed to: William M. Ganong, Attorney at Law, 514 Walnut Avenue, Klamath Falls, Oregon 97601.

TN



## NOTICE OF NONJUDICIAL SALE

RE Martin D. Alter, Alter &amp; Associates CPAs, LLC.

TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property.\*

Lot 7 in Block 6, Tract 1140 - LYNNEWOOD FIRST ADDITION,  
according to the official plat thereof on file in the  
office of the County Clerk of Klamth County, Oregon.

Klamath County Assessor's Account No. 3808-025DD-06800

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at the front entrance to the office of William M. Ganong,  
514 Walnut Ave, Klamath Falls OR on February 27, 2006, at 10:00 o'clock A.M., on  
the following terms

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount	\$24,728.64
Interest to date of sale	\$6,091.37
Legal fees	\$1,000.00 +/-
Selling costs	\$1,000.00 +/-
Other:	\$

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon:

(ii) Taxpayers Name(s):

Address

(iii) Date of filing lien: ; Place of filing:

☒ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

William M. Ganong, Attorney at Law

NAME OSB No. 78213

514 Walnut Avenue

NUMBER and STREET

Klamath Falls OR 97601

CITY, STATE, ZIP

DATED: October 21, 2005, 19

\*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

## AFFIDAVIT OF MAILING

STATE OF OREGON, County of }ss.

I, , being first duly sworn, depose and say: That on , 19, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, , all in conformity with Reg. § 301.7425-3(d)(1), Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Registered or Certified Mail at , on , 19, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this day of , 19

(SEAL)

Notary Public for Oregon

My commission expires:

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated , 19

By

Title:

NOTE—If signed acknowledgement is requested, submit in duplicate.

1. Internal Revenue Service, 915 2nd Avenue M/S W 246, Seattle, WA 98174  
Martin D. Alter & Associates, CPAs, LLC.  
March 1, 2004 Klamath County, Oregon
2. Internal Revenue Service, 915 2nd Avenue M/S W 246, Seattle, WA 98174  
Martin D. Alter & Associates, CPAs, LLC.  
August 10, 2004 Klamath County, Oregon
3. Internal Revenue Service, 915 2nd Avenue M/S W 246, Seattle, WA 98174  
Martin D. Alter & Associates, CPAs, LLC.  
December 20, 2004 Klamath County, Oregon
4. Internal Revenue Service, 915 2nd Avenue M/S W 246, Seattle WA 98174  
Martin D. Alter & Associates CPAs, LLC.  
December 20, 2004 Klamath County, Oregon
5. Internal Revenue Service, 915 2nd Avenue M/S W 246, Seattle WA 98174  
Martin D. Alter & Associates, CPAs, LLC.  
December 28, 2004 Klamath County, Oregon
6. Internal Revenue Service, 915 2nd Avenue M/S W 246, Seattle WA 98174  
Martin D. Alter  
February 4, 2005 Klamath County, Oregon

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# TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from

Martin D. Alter

To

Grantor

William M. Ganong

Trustee

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

William M. Ganong

Attorney at Law

514 Walnut Avenue

Klamath Falls OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_

} ss.

I certify that the within instrument was  
received for recording on \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_  
and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

STATE OF OREGON,

County of \_\_\_\_\_ Klamath \_\_\_\_\_

} ss.

I, \_\_\_\_\_ William M. Ganong \_\_\_\_\_,

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

I am the \_\_\_\_\_ Successor trustee in that certain trust deed executed and delivered by

Martin D. Alter \_\_\_\_\_, as grantor, to

First American Title Insurance Company of Oregon - William M. Ganong, Successor, as trustee,

in favor of \_\_\_\_\_ Connie Worrell \_\_\_\_\_, as beneficiary,

dated \_\_\_\_\_ December 15, 2000 \_\_\_\_\_, recorded on \_\_\_\_\_ December 19, 2000 \_\_\_\_\_, in the Records of

\_\_\_\_\_ Klamath \_\_\_\_\_ County, Oregon, in book/reel/volume No. \_\_\_\_\_ M00 \_\_\_\_\_ at page \_\_\_\_\_ 45483 \_\_\_\_\_, and/or as

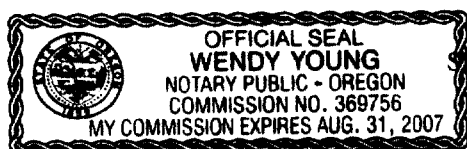
fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property

situated in the above-mentioned county and state, to-wit:

Lot 7 in Block 6, Tract 1140 - Lynnewood First Addition,  
according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. 3808-025DD-06800

I hereby certify that on \_\_\_\_\_ October 18, 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 described above.



SIGNED AND SWORN TO before me on

February 14, 2006

Trustee

Wendy Young

Notary Public for Oregon

My commission expires

8.31.2007