

M06-03221

Klamath County, Oregon

02/21/2006 10:56:33 AM

Pages 20 Fee: \$116.00

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
12500 SE 2nd Circle, Suite 120
Vancouver, WA 98684
03-17284

OREGON
AFFIDAVIT OF MAILING OF NOTICE OF SALE

I, Kelly D. Sutherland, say and certify that:

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 successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail, return receipt requested, and first class mail to each of the following named persons at their last known addresses, to-wit:

Betty J. Pritchett
nka Betty J. London
1255 Bronco Lane
Chiloquin, OR 97624

Larry L. Pritchett
P.O. Box 1085
Chiloquin, OR 97624

Larry L. Pritchett
1255 Bronco Lane
Chiloquin, OR 97624

Douglas L. London
1255 Bronco Lane
Chiloquin, OR 97624

Betty J. Pritchett
nka Betty J. London
P.O. Box 1085
Chiloquin, OR 97624

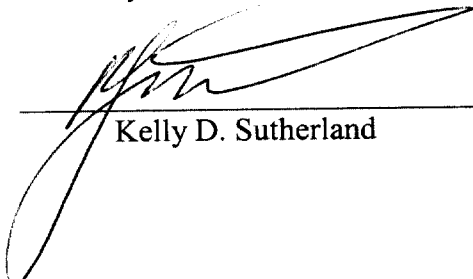
Douglas L. London
P.O. Box 1085
Chiloquin, OR 97624

The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person requesting notice as provided in ORS 86.785 and all junior lien holders as provided in ORS 86.740.

\$116.00

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by Kelly D. Sutherland, Shapiro & Sutherland, LLC, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Vancouver, Washington, on November 16, 2005. Each notice was mailed after the date that the Notice of Default and Election to Sell described in said Notice of Sale was recorded which was at least 120 days before the day of the trustee sale.

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




Kelly D. Sutherland

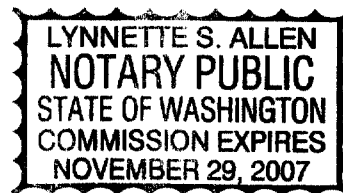
State of Washington)
)
County of Clark)

On this 16th day of November, in the year 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared Kelly D. Sutherland personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed.

Witness my hand and official seal



Notary Public
My Commission Expires: 11/29/07



AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
12500 SE 2nd Circle, Suite 120
Vancouver, WA 98684
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OREGON
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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 successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail, return receipt requested, and first class mail to each of the following named persons at their last known addresses, to-wit:

Portland Teacher's Credit Union
P.O. Box 3750
Portland, Or 97208

Portland Teacher's Credit Union
2701 N.W. Vaughn Street, Suite 800
Portland, Or 97210

Emmett's Line Up & Auto Repair Center
3515 Washburn Way
Klamath Falls, Or 97603

Emmett's Line Up & Auto Repair Center
R/A: Gary Harlan
3515 Washburn Way
Klamath Falls, Or 97603

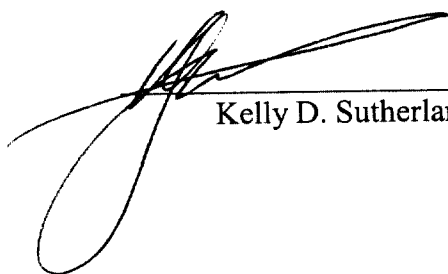
David L Miller
Attorney at Law
916 W. 10th st., #203
Medford, OR 97501

Candace Amborn
Chapter 7 Trustee
PO Box 580
Medford, OR 97501-0214

The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person 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 Kelly D. Sutherland, Shapiro & Sutherland, LLC, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Vancouver, Washington, on December 6, 2005. As evidenced by signed return receipt, each Notice was actually received by the named party at least 25 days before the day of Trustee's Sale, as provided in ORS 86.742(1).

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




Kelly D. Sutherland

State of Washington)

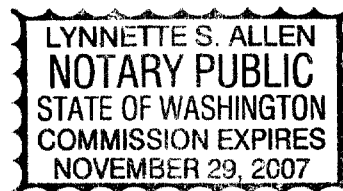
County of Clark)

On this 16th day of February, in the year 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Kelly D. Sutherland personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed.

Witness my hand and official seal



Notary Public
My Commission Expires: 11/29/07





7160 3901 9849 3466 5216

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Portland Teacher's Credit Union
2701 N.W. Vaughn Street, Suite 800
Portland, OR 97210

03-17284

Shapiro & Sutherland, LLC

PS Form 3811, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9849 3466 5225

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Portland Teacher's Credit Union
P.O. Box 3750
Portland, OR 97208

03-17284

Shapiro & Sutherland, LLC

PS Form 3811, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9849 3466 5201

3. Service Type **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Emmett's Line Up & Auto Repair Center, Inc.
3515 Washburn Way
Klamath Falls, OR 97603

03-17284

Shapiro & Sutherland, LLC

PS Form 3811, January 2005

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

Jon Dase

12/7/05

C. Signature

X Jon Dase

☐ Agent

☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

Ken Nagel

12/7/2005

C. Signature

X Ken Nagel

☐ Agent

☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

GARY HARRIS

12.8.05

C. Signature

X Gary Harris

☐ Agent

☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

2. Article Number



7160 3901 9849 3466 5195

3. Service Type **CERTIFIED MAIL**4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Emmett's Line Up & Auto Repair Center, Inc.
 R/A: Gary Harlan
 3515 Washburn Way
 Klamath Falls, OR 97603

03-17284

Shapiro & Sutherland, LLC

PS Form 3811, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9849 3466 5188

3. Service Type **CERTIFIED MAIL**4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

David L Miller
 Attorney at Law
 916 W. 10th st., #203
 Medford, OR 97501

03-17284

Shapiro & Sutherland, LLC

PS Form 3811, January 2005

Domestic Return Receipt

2. Article Number



7160 3901 9849 3466 5171

3. Service Type **CERTIFIED MAIL**4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

Candace Amborn
 Chapter 7 Trustee
 PO Box 580
 Medford, OR 97501-0214

03-17284

Shapiro & Sutherland, LLC

PS Form 3811, January 2005

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

GARY HARLAN 12-8-05

C. Signature

X [Signature]

☐ Agent☐ AddresseeD. Is delivery address different from item 1?
If YES, enter delivery address below:☐ Yes☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

ME Torrey

C. Signature

X [Signature]

☐ Agent☐ AddresseeD. Is delivery address different from item 1?
If YES, enter delivery address below:☐ Yes☐ No

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

B. Date of Delivery

David G Hoppe 12-8-05

C. Signature

X [Signature]

☒ Agent☐ AddresseeD. Is delivery address different from item 1?
If YES, enter delivery address below:☐ Yes☐ No

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
12500 SE 2nd Circle, Suite 120
Vancouver, WA 98684
03-17284

OREGON
AFFIDAVIT OF MAILING OF NOTICE OF SALE

I, Kelly D. Sutherland, say and certify that:

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 successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail, return receipt requested, and first class mail to each of the following named persons at their last known addresses, to-wit:

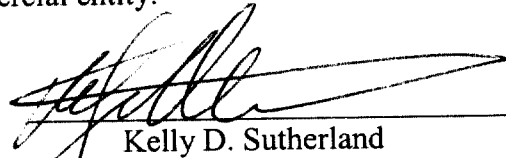
Carter-Jones Collection Service, Inc.
1143 Pine Street
Klamath Falls, Or 97601

Metro Machinery Rigging, Inc.
19450 S.W. 129Th Avenue
Tualatin, Or 97062

The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person 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 Kelly D. Sutherland, Shapiro & Sutherland, LLC, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Vancouver, Washington, on December 29, 2005. As evidenced by signed return receipt, each Notice was actually received by the named party at least 25 days before the day of Trustee's Sale, as provided in ORS 86.742(1).

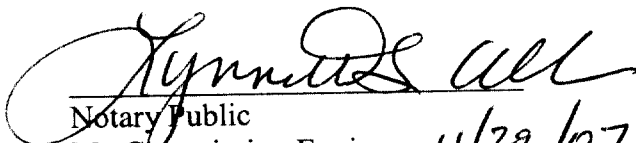
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

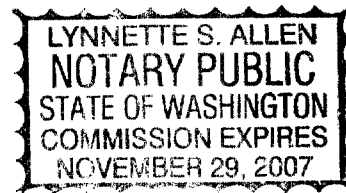

Kelly D. Sutherland


State of Washington)
)
County of Clark)

On this 16th day of February, in the year 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Kelly D. Sutherland personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed.

Witness my hand and official seal



Notary Public
My Commission Expires: 11/29/07



<p>2. Article Number</p> <div style="text-align: center;">  7160 3901 9849 3466 7212 </div> <p>3. Service Type CERTIFIED MAIL</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p>1. Article Addressed to:</p> <p style="margin-left: 40px;">Carter-Jones Collection Service, Inc. 1143 Pine Street Klamath Falls, OR 97601</p> <p style="margin-left: 40px;">03-17284</p>	<p style="text-align: center; background-color: black; color: white; padding: 2px;">COMPLETE THIS SECTION ON DELIVERY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">A. Received by (Please Print Clearly) <i>Foeller</i></td> <td style="width: 50%;">B. Date of Delivery <i>1-3</i></td> </tr> <tr> <td colspan="2">C. Signature <i>X Foeller</i></td> </tr> <tr> <td colspan="2"> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee </td> </tr> <tr> <td colspan="2"> D. Is delivery address different from item 1? If YES, enter delivery address below: </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Yes <input type="checkbox"/> No </td> </tr> </table>	A. Received by (Please Print Clearly) <i>Foeller</i>	B. Date of Delivery <i>1-3</i>	C. Signature <i>X Foeller</i>		<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee		D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
A. Received by (Please Print Clearly) <i>Foeller</i>	B. Date of Delivery <i>1-3</i>										
C. Signature <i>X Foeller</i>											
<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee											
D. Is delivery address different from item 1? If YES, enter delivery address below:											
<input type="checkbox"/> Yes <input type="checkbox"/> No											

PS Form 3811, January 2005

Domestic Return Receipt

<p>2. Article Number</p> <div style="text-align: center;">  7160 3901 9849 3466 7229 </div> <p>3. Service Type CERTIFIED MAIL</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p>1. Article Addressed to:</p> <p style="margin-left: 40px;">Metro Machinery Rigging, Inc. 19450 S.W. 129th Avenue Tualatin, OR 97062</p> <p style="margin-left: 40px;">03-17284</p>	<p style="text-align: center; background-color: black; color: white; padding: 2px;">COMPLETE THIS SECTION ON DELIVERY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">A. Received by (Please Print Clearly) <i>T Peterson</i></td> <td style="width: 50%;">B. Date of Delivery <i>12-30-05</i></td> </tr> <tr> <td colspan="2">C. Signature <i>X Terry Belotto</i></td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee </td> </tr> <tr> <td colspan="2"> D. Is delivery address different from item 1? If YES, enter delivery address below: </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Yes <input type="checkbox"/> No </td> </tr> </table>	A. Received by (Please Print Clearly) <i>T Peterson</i>	B. Date of Delivery <i>12-30-05</i>	C. Signature <i>X Terry Belotto</i>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee		D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
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C. Signature <i>X Terry Belotto</i>											
<input type="checkbox"/> Agent <input type="checkbox"/> Addressee											
D. Is delivery address different from item 1? If YES, enter delivery address below:											
<input type="checkbox"/> Yes <input type="checkbox"/> No											

PS Form 3811, January 2005

Domestic Return Receipt

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Larry L. Pritchett and Betty J. Pritchett, as grantor to First American Title Insurance Co., as Trustee, in favor of Cendant Mortgage Corporation, as Beneficiary, dated January 21, 1999, recorded January 25, 1999, in the mortgage records of Klamath County, Oregon, in Volume M99, at Page 2548, beneficial interest having been assigned to Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual Bank, as covering the following described real property:

See complete Legal Description attached hereto as Exhibit "A"

COMMONLY KNOWN AS: 1255 Bronco Lane, Chiloquin, OR 97624

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:

Monthly payments in the sum of \$1,064.63, from September 1, 2005, and monthly payments in the sum of \$1,350.60, from October 1, 2005, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$121,638.30, together with interest thereon at the rate of 6.75% per annum from August 1, 2005, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 29, 2006, at the hour of 11:00 AM, in accord with the standard time established by ORS 187.110, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, 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 has or had power to convey at the time of 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 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 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 obligations 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 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 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.

Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property.

The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt.

Dated: _____

11/17/05

By _____

KELLY D. SUTHERLAND
Successor Trustee

State of Washington, County of Clark, ss:

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

SHAPIRO & SUTHERLAND, LLC
12500 SE 2nd Circle, Suite 120
Vancouver, WA 98684
Telephone:(360) 260-2253

Exhibit A

A parcel of land situated in the S 1/2 NE 1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East-West center line of the NE 1/4 from which a 5/8" rebar with aluminum cap marking the Center-North one-sixteenth corner of Section 15, bears South 89° 25' 20" West 484.01 feet; thence North 89° 25' 20" East 1066.42 feet, along the South boundary of "Woodland Park" to a 5/8" rebar; thence South 777.34 feet to a 5/8" rebar on the center line of a 60 foot private roadway easement; thence along the center line of said roadway easement as follows: along the arc of a 458.60 foot radius curve to the left 219.49 feet; thence North 78° 36' 26" West 436.87 feet; thence North 75° 35' 04" West 131.21 feet; thence along the arc of a 262.74 foot radius curve to the left 201.07 feet; thence South 60° 34' 09" West 137.38 feet to a 5/8" rebar; thence leaving said roadway easement North 648.53 feet to the point of beginning.

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 05-03871

Received for Service 11/17/05

I hereby certify that I received for service on
LONDON, DOUGLAS LEE
the within:

LONDON, DOUGLAS LEE
was served personally, and in person, at
1255 BRONCO LANE
CHILOQUIN , OR, on 11/26/05,
at 23:10 hours.

All search and service was made within Klamath County, State of
Oregon.

Timothy M. Evinger, Sheriff
Klamath County, Oregon

By


WELLS CLINT

Copy to:

CAPITOL INVESTIGATION CO LTD
P.O. BOX 3225
PORTLAND

OR 97208

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Larry L. Pritchett and Betty J. Pritchett, as grantor to First American Title Insurance Co., as Trustee, in favor of Cendant Mortgage Corporation, as Beneficiary, dated January 21, 1999, recorded January 25, 1999, in the mortgage records of Klamath County, Oregon, in Volume M99, at Page 2548, beneficial interest having been assigned to Mortgage Electronic Registration Systems, Inc., as nominee for Washington Mutual Bank, as covering the following described real property:

See complete Legal Description attached hereto as Exhibit "A"

COMMONLY KNOWN AS: 1255 Bronco Lane, Chiloquin, OR 97624

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:

Monthly payments in the sum of \$1,064.63, from September 1, 2005, and monthly payments in the sum of \$1,350.60, from October 1, 2005, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$121,638.30, together with interest thereon at the rate of 6.75% per annum from August 1, 2005, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 29, 2006, at the hour of 11:00 AM, in accord with the standard time established by ORS 187.110, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, 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 has or had power to convey at the time of 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 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 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 obligations 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 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 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.

Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property.

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Dated: _____

11/17/05

By _____

KELLY D. SUTHERLAND
Successor Trustee

State of Washington, County of Clark, ss:

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



SHAPIRO & SUTHERLAND, LLC
12500 SE 2nd Circle, Suite 120
Vancouver, WA 98684
Telephone: (360) 260-2253

Exhibit A

A parcel of land situated in the S 1/2 NE 1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

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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 # 8021

Notice of Sale/Larry L. & Betty J. Pritchett

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:
January 4, 11, 18, 25, 2006

Total Cost: \$1,014.30

Subscribed and sworn

before me on: January 25, 2006

Notary Public of Oregon

My commission expires March 15, 2008

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Larry L. Pritchett and Betty J. Pritchett, as grantor to First American Title Insurance Co., as Trustee, in favor of Cendant Mortgage Corporation, as Beneficiary, dated January 21, 1999, recorded January 25, 1999, in the mortgage records of Klamath County, Oregon, in Volume M99, at Page 2548, beneficial interest having been assigned to Mortgage Electronic Registration systems, Inc., as nominee for Washington Mutual Bank, as covering the following described real property:

A parcel of land situated in the S 1/2 NE 1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East-West center line of the NE 1/4 from which a 5/8" rebar with aluminum cap marking the center North one-sixteenth corner of Section 15, bears South 89 degree 25' 20" West 484.01 feet; thence North 89 degree 25' 20" East 1066.42 feet, along the South boundary of "Woodland Park" to a 5/8" rebar; thence South 777.34 feet to a 5/8" rebar on the center line of a 60 foot private roadway easement; thence along the center line of said roadway easement as follows: along the arc of a 458.60 foot radius curve to the left 219.49 feet; thence North 78 degree 36' 26" West 436.87 feet; thence North 75 degree 35' 04" West

131.21 feet; thence along the arc of a 262.74 foot radius curve to the left 201.07 feet; thence South 60 degree 34' 09" West 137.38 feet to a 5/8" rebar; thence leaving said roadway easement North 648.53 feet to the point of beginning.

Commonly Known as: 1255 Bronco Lane, Chiloquin, OR 97624.

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 86.753(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

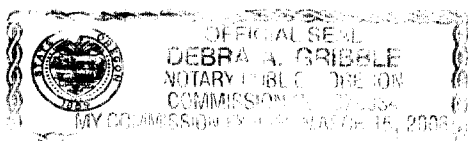
Monthly payments in the sum of \$1,064.63, from September 1, 2005, and monthly payments in the sum of \$1,350.60, from October 1, 2005, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$121,638.30, together with interest thereon at the rate of 6.75% per annum from August 1, 2005, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned

trustee will on March 29, 2006, at the hour of 11:00 AM, in accord with the standard time established by ORS 187.110, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, 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 has or had power to convey at the time of 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 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 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 obligations 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 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 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.

Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property.

The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings, this shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt.

Dated: 11/16/05.
Kelly D. Sutherland,
Successor Trustee.
Shapiro & Sutherland, LLC, 12500 SE
2nd Circle, Suite 120,
Vancouver, WA
98684. Telephone:
(360) 260-2253. S&S
03-17284.
#8021 January 4, 11,
18, 25, 2006.

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
12500 SE 2nd Circle, Suite 120
Vancouver, WA 98684
Telephone: (360) 260-2253
03-17284

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF WASHINGTON)
) SS.
County of CLARK)

THIS IS TO CERTIFY THAT I, Lynnette S. Allen, am the Assistant Vice President and Attesting Assistant Secretary of Washington Mutual Bank, servicer for Mortgage Electronic Registration Systems, Inc., the current beneficiary in that certain trust deed in which Larry L. Pritchett and Betty J. Pritchett, as grantor, conveyed to First American Title Insurance Co., as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated January 21, 1999, and recorded January 25, 1999, in the mortgage records of said county, in Volume M99, at Page 2548; thereafter a Notice of Default with respect to said trust deed was recorded November 15, 2005, Volume M05, Page 69143, of said mortgage records; thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed is scheduled to be sold at the trustee's sale on March 29, 2006; I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailor's Civil Relief Act of 1940," as amended, or legally incompetent under the laws of the State of Oregon.

In construing this certificate, the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary named in said trust deed.

Washington Mutual Bank for Mortgage Electronic
Registration Systems, Inc., Beneficiary

By: 

Lynnette S. Allen,

Assistant Vice President and Attesting Assistant Secretary

STATE OF WASHINGTON)
) SS.
COUNTY OF CLARK)

On this 16th day of February, 2006, before me the undersigned a Notary Public appeared Lynnette S. Allen, personally known to me or proved to me on the basis of satisfactory evidence to be the Assistant Vice President and Attesting Assistant Secretary of the corporation that executed the within instrument, also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, the date first hereinabove written.

Rhonda M. Wright
Notary Public for State indicated above
My commission expires: 5/19/2008

