

AFTER RECORDING RETURN TO:

GREENE & MARKLEY, P.C.
Attn. Carrie R. Evans
1515 SW 5th Avenue, Suite 600
Portland, OR 97201

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss.
County of Multnomah)

I, Carrie R. Evans, being first duly sworn, depose and say:

I am a resident of the State of Oregon, a competent person over the age of 18 years and not the Beneficiary, or Beneficiary's successor in interest, named in the attached Trustee's Notice of Sale.

I mailed a true copy of the attached Trustee's Notice of Sale by certified mail, return receipt requested, and first class mail, and first class mail, to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addressed, to-wit:

NAME

ADDRESS

O. Jeffery LeRoy

8320 Keller Road
Klamath Falls, OR 97603

2530 Shasta Way
Klamath Falls, OR 97601-4356

Donald R. Laird, Esq.
Watkinson Laird Rubenstein
Baldwin & Burgess, P.C.

P.O. Box 10567
Eugene, OR 97440

\$86 A

Each copy was contained in a sealed envelope, with postage prepaid, and was deposited in the United States post office at Portland, Oregon, on November 8, 2005. Each of the notices was mailed after the Notice of Default and Election to Sell was recorded.

The above-named 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 required by ORS 86.785.

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

Carrie R. Evans

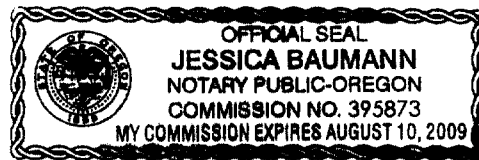
CARRIE R. EVANS

This instrument was acknowledged before me on November 8, 2005, by Carrie R. Evans.

Jessica Baumann

NOTARY PUBLIC FOR OREGON

6011/009\O Affidavit of Mailing.wpd



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 # 8071

Notice of Sale/O. Jeffery Leroy

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

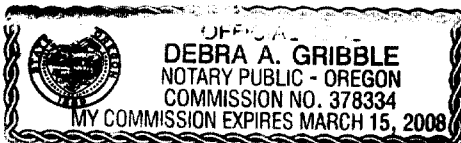
Insertion(s) in the following issues:
January 31, February 7, 14, 21, 2006

Total Cost: \$793.80

Jeanine P. Day
Subscribed and sworn
before me on: February 21, 2006

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor: O. JEFFERY LEROY.

Trustee: ASPEN TITLE & ESCROW.

Beneficiary: STERLING SAVINGS BANK.

Date: July 1, 2005.

Recording Date: July 5, 2005.

Recording Reference: Book M05, Page 50975.

County of Recording: Klamath.

The Trust Deed covers the following described real property situated in the County of Klamath, State of Oregon ("the Property"):

EXHIBIT A

A tract of land situated in the E 1/2 W 1/2 NE 1/4 and the East 198 feet of the W 1/2 W 1/2 NE 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/16 corner common to Section 7 and said Section 18; thence South 00 degree 03' 03" West 1257.72 feet; thence South 89 degree 53' 33" West 865.61 feet; thence North 00 degree 01' 43" East 1257.72 feet; thence North 89 degree 53' 33" East 866.10 feet to the point of beginning, with bearings and computations based on recorded Survey No. 2834.

CODE 198 MAP
3910-01800 TL 00200
KEY #597768.

CODE 198 MAP
3910-01800 TL 00300
KEY #597786.

The Grantor or other person owing the debt has defaulted as provided under the Trust Deed, and both the Beneficiary and the Trustee

have elected to foreclose the Trust Deed and sell the Property to satisfy the obligations secured by the Trust Deed.

The default for which foreclosure is permitted is the Grantor's breach of the warranty of title and failure to comply with the covenants contained in the Trust Deed to maintain the Property free and clear of liens having priority over or equal to Beneficiary under the Trust Deed.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

\$249,448.65 together with interest thereon at the default rate of 18 percent per annum from October 3, 2005 until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

NOTICE

The Trustee will on March 27, 2006 at the hour of 1:30 P.M., at the Main Entrance of the Klamath County Courthouse, 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 Property which the Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest which the Grantor acquired after the execution of the Trust

Deed, to satisfy the debt thereby secured and the costs, attorney fees and expenses of sale, including a reasonable charge by the Trustee.

NOTICE OF RIGHT TO CURE

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 doing all of the following:

1. Paying the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due had a default occurred);
2. Curing any other default complained of herein that is capable of being cured by tendering the performance required under the debt or Trust Deed; and
3. Paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney fees not exceeding the amounts provided by 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 the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated: November 3, 2005. Gary L. Blackledge, Successor Trustee, 1515 SW 5th Ave., Suite 600, Portland, OR 97201. Telephone: (503) 295-2648. Facsimile: (503) 224-8434. #8071 January 31, February 7, 14, 21, 2006.

PROOF OF SERVICE

STATE OF OREGON)
) ss.
 County of Klamath)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original Trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, along with the Notice Under the Federal Fair Debt Collection Practices Act, upon the **OCCUPANTS** at the following address:

8320 KELLER ROAD, KLAMATH FALLS, OREGON 97603, as follows:

Personal service upon Evelyn Rowland, by delivering said true copy, personally and in person, at the above address on November 16, 2005 at 10 : 31 a.m.

Personal service upon _____, by delivering said true copy, personally and in person, at the above address on _____, 2005 at _____:_____ .m.

Substitute service upon Jeff Leroy, by delivering said true copy, at his/her usual place of abode as indicated above, to Evelyn Rowland who is a person over the age of 14 years and a member of the household on November 16, 2005 at 10 : 31 a.m.

Substitute service upon _____, by delivering said true copy, at his/her usual place of abode as indicated above, to _____ who is a person over the age of 14 years and a member of the household on _____, 2005 at _____:_____ .m.

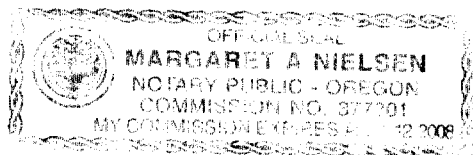
I declare under the penalty of perjury that the above statement is true and correct.

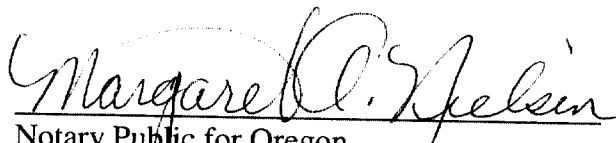


ROBERT W. BOLENBAUGH

306657

SUBSCRIBED AND SWORN to before me this 16 day of November, 2005 by ROBERT W. BOLENBAUGH




 Notary Public for Oregon

6011-9/LEROY

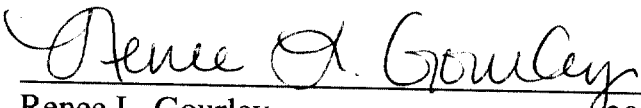
CERTIFICATE OF MAILING

STATE OF OREGON)
) ss.
County of Multnomah)

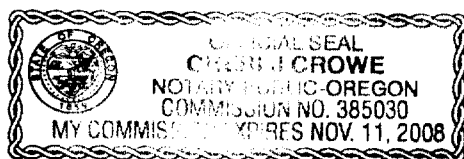
I, Renee L. Gourley, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On November 16, 2005, I mailed a true copy of the Trustee's Notice of Sale, along with a copy of Notice Under the Fair Debt Collection Practices Act via First Class Mail, postage pre-paid, together with a statement of the date, time, and place at which substitute service was made, to O. JEFFERY LEROY.

The envelope was addressed as follows: O. Jeffery Leroy
8320 Keller Road
Klamath Falls, OR 97603

I declare under the penalty of perjury that the above statements are true and correct.


Renee L. Gourley 306657

SUBSCRIBED AND SWORN TO BEFORE ME this 16th day of November, 2005, by Renee L. Gourley.




Notary Public for Oregon

NOTICE OF NONJUDICIAL SALE AND AFFIDAVIT OF MAILING

Re: O. Jeffrey Leroy

To the Secretary of the Treasury of the United States:

1. You are hereby notified of the proposed nonjudicial sale pursuant to ORS 86.735 of the following described property belonging to the above named taxpayer(s):

See Attached Exhibit "A"

More commonly known as: 8320 Keller Road, Klamath Falls, OR 97603

2. The sale will be held at the hour of 1:30 p.m. on March 27, 2006, at the Main Entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath State of Oregon on the following terms: Cash to the highest bidder.

3. The approximate amount of the obligation secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds are:

\$249,448.65 together with interest thereon at the default rate of 18 percent per annum from October 3, 2005 until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

4. A copy of each Notice of Federal Tax Lien affecting the property to be sold is attached hereto as Exhibit "B".

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

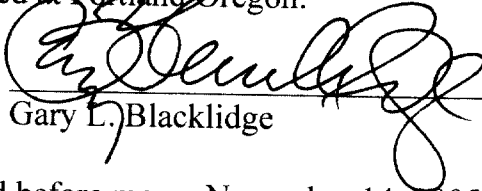
Gary L. Blacklidge
Successor Trustee
1515 SW 5th Avenue, Suite 600
Portland, OR 97201
(503) 295-2668

AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss.
County of Multnomah)

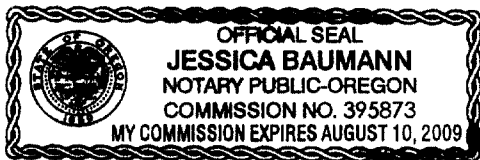
I, Gary L. Blacklidge, being first duly sworn, depose and say:

On November 14, 2005, which is not less than twenty-five (25) days prior to the sale, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing by certified mail, return receipt requested, a copy of the Notice together with any attachments, described therein, to the Chief, Special Procedures Section, District Director of the Internal Revenue Service, 1220 SW 3rd, MS 0240, Portland, OR 97204, all in conformity with Reg. § 301.7425-3(d)(1), contained in a sealed envelope, postage prepaid, deposited at Portland Oregon.



Gary L. Blacklidge

This instrument was acknowledged before me on November 14, 2005, by Gary L. Blacklidge.





NOTARY PUBLIC FOR OREGON

WE HAVE PROVIDED THE FOREGOING NOTICE IN DUPLICATE AND HEREBY REQUEST THAT RECEIPT AND ADEQUACY OF THE FOREGOING NOTICE IS ACKNOWLEDGED BY THE INTERNAL REVENUE SERVICE.

RECEIPT AND ADEQUACY OF THE FOREGOING NOTICE IS ACKNOWLEDGED BY THE INTERNAL REVENUE SERVICE

Dated: November ___, 2005.

By: _____
Title: _____

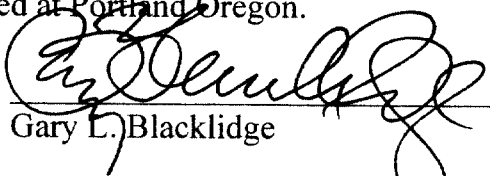
AFFIDAVIT OF MAILING

Received
NOV 28 2005
GREENE & MARKLEY, P.C.

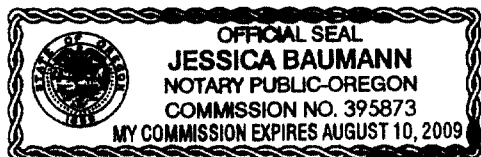
STATE OF OREGON)
) ss.
County of Multnomah)

I, Gary L. Blacklidge, being first duly sworn, depose and say:

On November 14, 2005, which is not less than twenty-five (25) days prior to the sale, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing by certified mail, return receipt requested, a copy of the Notice together with any attachments, described therein, to the Chief, Special Procedures Section, District Director of the Internal Revenue Service, 1220 SW 3rd, MS 0240, Portland, OR 97204, all in conformity with Reg. § 301.7425-3(d)(1), contained in a sealed envelope, postage prepaid, deposited at Portland Oregon.


Gary L. Blacklidge

This instrument was acknowledged before me on November 14, 2005, by Gary L. Blacklidge.




NOTARY PUBLIC FOR OREGON

WE HAVE PROVIDED THE FOREGOING NOTICE IN DUPLICATE AND HEREBY REQUEST THAT RECEIPT AND ADEQUACY OF THE FOREGOING NOTICE IS ACKNOWLEDGED BY THE INTERNAL REVENUE SERVICE.

RECEIPT AND ADEQUACY OF THE FOREGOING NOTICE IS ACKNOWLEDGED BY THE INTERNAL REVENUE SERVICE

Dated: November 22, 2005.

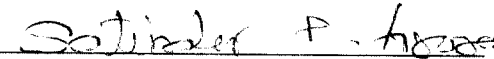
By: 
Title: Tax Team LEAD

EXHIBIT A

A tract of land situated in the E 1/2 W 1/2 NE 1/4 and the East 198 feet of the W 1/2 W 1/2 NE 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows;

Beginning at the East 1/16 corner common to Section 7 and said Section 18; thence South $00^{\circ} 03' 03''$ West 1257.72 feet; thence South $89^{\circ} 53' 33''$ West 865.61 feet; thence North $00^{\circ} 01' 43''$ East 1257.72 feet; thence North $89^{\circ} 53' 33''$ East 866.10 feet to the point of beginning, with bearings and computations based on recorded Survey No. 2834.

CODE 198 MAP 3910-01800 TL 00200 KEY #597768

CODE 198 MAP 3910-01800 TL 00300 KEY #597786

EXHIBIT B

Form 668 (Y)(c) (Rev. February 2004)	1872	Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #12 Lien Unit Phone: (800) 913-6050		Serial Number 249309005	For Optional Use by Recording Office <div style="border: 1px solid black; padding: 5px;"> M05-65415 Klamath County, Oregon 09/30/2005 08:22 13 AM Pages 1 Fee: \$5.00 </div>		
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer O JEFFREY LEROY					
Residence 8320 KELLER RD KLAMATH FALLS, OR 97603					
<div style="border: 1px solid black; padding: 5px;"> IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a). </div>					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/1997	541-48-7947	01/22/1998	02/21/2008	67274.28
1040	12/31/1998	541-48-7947	05/31/1999	06/30/2009	86740.29
1040	12/31/1999	541-48-7947	11/27/2000	12/27/2010	17788.71
Place of Filing OFFICE OF COUNTY CLERK KLAMATH COUNTY KLAMATH FALLS, OR 97601					Total \$ 171803.28
This notice was prepared and signed at SEATTLE, WA			AFTER REC'D RTN TO INTERNAL REVENUE SERVICE PO BOX 145595 STOP #8420-G TEAM 206 CINCINNATI, OH 54250-5595		
the <u>21st</u> day of <u>September</u> , 2005.					
Signature <i>Susan A. Hansen</i> for NANCY M LIND		Title REVENUE OFFICER (541) 322-4012		32-04-1418	
(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)					
Part 1 - kept By Recording Office				Form 668(Y)(c) (Rev. 2-2004) CAT. NO 60025X	

AFTER RECORDING RETURN TO:

GREENE & MARKLEY, P.C.
Attn. Carrie R. Evans
1515 SW 5th Avenue, Suite 600
Portland, OR 97201

TRUSTEE'S NOTICE OF SALE

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor:	O. JEFFERY LEROY
Trustee:	ASPEN TITLE & ESCROW
Beneficiary:	STERLING SAVINGS BANK
Date:	July 1, 2005
Recording Date:	July 5, 2005
Recording Reference:	Book M05 Page 50975
County of Recording:	Klamath

The Trust Deed covers the following described real property situated in the County of Klamath, State of Oregon, ("the Property"):

See attached Exhibit "A"

The Grantor or other person owing the debt has defaulted as provided under the Trust Deed, and both the Beneficiary and the Trustee have elected to foreclose the Trust Deed and sell the Property to satisfy the obligations secured by the Trust Deed.

The default for which foreclosure is permitted is the Grantor's breach of the warranty of title and failure to comply with the covenants contained in the Trust Deed to maintain the Property free and clear of liens having priority over or equal to Beneficiary under the

Trust Deed.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

\$249,448.65 together with interest thereon at the default rate of 18 percent per annum from October 3, 2005 until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

NOTICE

The Trustee will on March 27, 2006, at the hour of 1:30 o'clock, P.M., at the Main Entrance of the Klamath County Courthouse, 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 Property which the Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest which the Grantor acquired after the execution of the Trust Deed, to satisfy the debt thereby secured and the costs, attorney fees and expenses of sale, including a reasonable charge by the Trustee.

NOTICE OF RIGHT TO CURE

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 doing all of the following:


1. Paying the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due had no default occurred);
2. Curing any other default complained of herein that is capable of being cured by tendering the performance required under the debt or Trust Deed; and
3. Paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

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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 the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

DATED: November 3rd, 2005.



Gary L. Blacklidge
Successor Trustee
1515 SW 5th Ave., Suite 600
Portland, OR 97201
Telephone: (503) 295-2668
Facsimile: (503) 224-8434

STATE OF OREGON)
) ss.
County of Multnomah)

I, the undersigned, certify that I am one of the attorneys for the above named Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

Attorney for the Trustee

6011/009/ce\O Nonjudicial Notice of Sale.wpd

EXHIBIT A

A tract of land situated in the E 1/2 W 1/2 NE 1/4 and the East 198 feet of the W 1/2 W 1/2 NE 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows;

Beginning at the East 1/16 corner common to Section 7 and said Section 18; thence South 00° 03' 03" West 1257.72 feet; thence South 89° 53' 33" West 865.61 feet; thence North 00° 01' 43" East 1257.72 feet; thence North 89° 53' 33" East 866.10 feet to the point of beginning, with bearings and computations based on recorded Survey No. 2834.

CODE 198 MAP 3910-01800 TL 00200 KEY #597768
CODE 198 MAP 3910-01800 TL 00300 KEY #597786