

WHEN RECORDED MAIL TO:

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

**M06-08941**

Klamath County, Oregon

05/05/2006 03:06:34 PM

Pages 10 Fee: \$66.00

**"LSI TITLE, FNDS DIVISION"**

ASPEN: 62824

T.S. NO.: 1080502-09

6410007

LOAN NO.: 0015794902

**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 January 20, 2006. 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.

*[Signature]*  
Affiant

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this \_\_\_\_\_ day of \_\_\_\_\_, 20

JAN 24 2006

*[Signature]*  
Notary Public



## TRUSTEE'S NOTICE OF SALE

Loan No: 0015794902  
T.S. No: 1080502-09

Reference is made to that certain deed made by  
SHAWN E. DUMONT, MARRIED, COLLEEN DUMONT MARRIED  
as Grantor to  
FIDELITY NATIONAL TITLE, as Trustee, in favor of

CHAMPION MORTGAGE, A DIVISION OF KEY BANK, USA, NATIONAL  
ASSOCIATION as Beneficiary,

dated April 30, 2002, recorded May 06, 2002, in official records of KLAMATH County, OREGON in  
book/reel/volume No. M02 at  
page No. 26690-98, fee/file/instrument/microfilm/reception No. XX covering the following described real  
property situated in the said County and State, to-wit:

LOT 68 IN BLOCK 14 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON.

Commonly known as:

29413 THUNDERBEAR ROAD BONANZA OR 97623

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 September 7, 2005 of principal and interest and subsequent installments  
due thereafter; plus late charges; failure to pay when due liens and charges superior hereto; together with all  
subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$201.75      Monthly Late Charge \$10.08

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 \$13,998.72 together with interest  
thereon at the rate of 12.990% per annum, from August 07, 2005 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 May 22, 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

## TRUSTEE'S NOTICE OF SALE

Loan No: 0015794902  
T.S. No: 1080502-09

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.

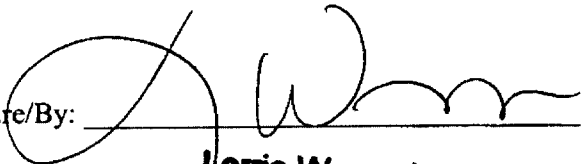
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any.

Dated: January 13, 2006

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

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Lorrie Womack', is written over a horizontal line.

**Lorrie Womack, A.V.P.**

1/20/2006 3:43:02 PM Sender: CaiWestern Reconveyance  
525 E Main  
El Cajon CA 92020

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1080502-09 030 01200847 CWR

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
11041994141003392637	1	OCCUPANT	29413 THUNDERBEAR ROAD	BONANZA OR 97623
11041994141003392644	2	SHAWN E. DUMONT	29413 THUNDERBEAR ROAD	BONANZA OR 97623
11041994141003392651	3	COLLEEN DUMONT	29413 THUNDERBEAR ROAD	BONANZA OR 97623
11041994141003392668	4	SHAWN DUMONT	PO BOX 1276	CHILOQUIN OR 97624
11041994141003392675	5	SHAWN E. DUMONT	PO BOX 1276	CHILOQUIN OR 97624
11041994141003392682	6	COLLEEN DUMONT	PO BOX 1276	CHILOQUIN OR 97624
11041994141003392699	7	SHAWN DUMONT	29413 MARLIN LANE	BONANZA OR 97623
11041994141003392705	8	SHAWN E. DUMONT	29413 MARLIN LANE	BONANZA OR 97623
11041994141003392712	9	COLLEEN DUMONT	29413 MARLIN LANE	BONANZA OR 97623
11041994141003392729	10	SHAWN DUMONT	29413 THUNDERBEAR ROAD	BONANZA OR 97623

1/20/2006 3:43:05 PM      Sender:      CalWestern Reconveyance  
525 E Main  
El Cajon CA 92020

Postal Class:      Certified - Ret

Type of Mailing:      NOS

Affidavit Attachment: 1080502-09 030 01200847 CWR

Postal Number      Sequence      Recipient Name

71041994141005226055  
1      OCCUPANT

71041994141005226062  
2      SHAWN E. DUMONT

71041994141005226079  
3      COLLEEN DUMONT

71041994141005226086  
4      SHAWN DUMONT

71041994141005226093  
5      SHAWN E. DUMONT

71041994141005226109  
6      COLLEEN DUMONT

71041994141005226116  
7      SHAWN DUMONT

71041994141005226123  
8      SHAWN E. DUMONT

71041994141005226130  
9      COLLEEN DUMONT

71041994141005226147  
10      SHAWN DUMONT

Address Line 1/3

29413 THUNDERBEAR ROAD

29413 THUNDERBEAR ROAD

29413 THUNDERBEAR ROAD

PO BOX 1276

PO BOX 1276

PO BOX 1276

29413 MARLIN LANE

29413 MARLIN LANE

29413 MARLIN LANE

29413 THUNDERBEAR ROAD

Address Line 2/4

BONANZA OR 97623

BONANZA OR 97623

BONANZA OR 97623

CHILOQUIN OR 97624

CHILOQUIN OR 97624

CHILOQUIN OR 97624

BONANZA OR 97623

BONANZA OR 97623

BONANZA OR 97623

BONANZA OR 97623

# 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 # 8101

Notice of Sale/Shawn E. Dumont

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:  
February 13, 20, 27, March 6, 2006

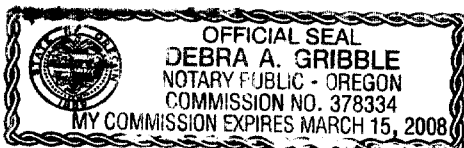
Total Cost: \$720.30

Subscribed and sworn

before me on: March 6, 2006

Notary Public of Oregon

My commission expires March 15, 2008



### TRUSTEE'S NOTICE OF SALE

Loan No: 0015794902  
T.S. No.: 1090502-09

Reference is made to that certain deed made by, Shawn E. Dumont, Married, Colleen Dumont Married, as Grantor to Fidelity National Title, as Trustee, in favor of Champion Mortgage, A Division of Key Bank, USA National Association, as Beneficiary, dated April 30, 2002, recorded May 06, 2002, in official records of Klamath County, Oregon in book/feet/volume No. M02 at page No. 26690-98, fee/file/instrument/microfilm/reception No. xx covering the following described real property situated in said County and State, to-wit: Lot 68 in block 14 of Klamath Falls Forest Estates Highway 66 unit, plat no. 1, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon. Commonly known as: 29413 Thunderbear Road, Bonanza, OR 97623. 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 September 7, 2005 of principal and interest and subsequent installments due thereafter; plus late charges; failure to pay when due liens and charges superior hereto; together with all subsequent sums advanced by beneficia-

ry pursuant to the terms and conditions of said deed of trust. Monthly payment \$201.75 Monthly Late Charge \$10.08.

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 \$13,998.72 together with interest thereon at the rate of 12.990% per annum from August 07, 2005 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 May 22, 2006 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: January 13, 2006. Cal-Western Reconveyance Corporation, 525 East Main Street, P.O. Box 22004, El Cajon, CA 92022-9004. Cal-Western Reconveyance Corporation, Signature/By: Lorrie Womack, A.V.P. R-124886, 02/13/06, 02/20/06, 02/27/06, 03/06/06.

#8101 February 13, 20, 27, March 6, 2006.

124886  
1080502-09

**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 **29413 Thunderbear Rd Bonanza, OR 97623**

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

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

☐ **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 \_\_\_\_ day of \_\_\_\_\_, 2006 I mailed a copy of the Trustee's Notice of Sale addressed to \_\_\_\_\_ 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 \_\_\_\_\_

**29413 Thunderbear Rd Bonanza, OR 97623**

**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.


January 19, 2006

**DATE OF SERVICE**

2:54 p.m.

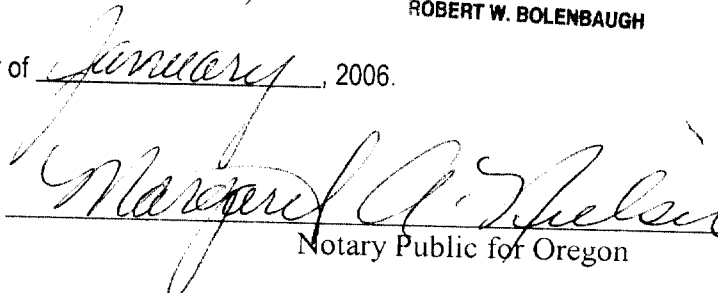
**TIME OF SERVICE**

☐ or non occupancy

By:   
**ROBERT W. BOLENBAUGH**

Subscribed and sworn to before on this 17 day of January, 2006.



  
**Notary Public for Oregon**

124886

Klamath County, Oregon

CHAMPION MORTGAGE, beneficiary  
SHAWN E DUMONT & COLLEEN DUMONT, grantor  
CAL-WESTERN RECONVEYANCE CORP. trustee/successor trustee

AFFIDAVIT OF MAILING

NOTICE OF SUBSTITUTED SERVICE

to: JOHN SCOTT  
29413 THUNDERBEAR RD  
BONANZA, OR 97623

You are hereby notified that you have been served with a TRUSTEE'S NOTICE OF SALE, (hereafter called documents), a true copy is attached and enclosed. SUBSTITUTED SERVICE was made on **January 19, 2006**, at **2:54 PM** by leaving a true copy of said documents with **KATHY SCOTT**, who is a person of suitable age and a member of your household, to-wit: **29413 THUNDERBEAR RD, BONANZA, OR 97623**.

-----  
AFFIDAVIT OF MAILING

I certify that:

I mailed a Notice of Service, a complete copy of which appears above, together with a true copy of the documents referred to therein and attached thereto, to the person and to the address first appearing above.

The Notice set forth above, and true copies of the said documents were placed in a sealed envelope with first class postage thereon fully prepaid and deposited with the United States Post Office on **January 19, 2006**, addressed as aforesaid.

*Lisa M Carter*

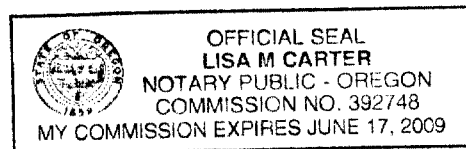
STATE OF OREGON, County of Multnomah. Signed and affirmed before me on January 19, 2006.

(SEAL)

*Lisa M Carter*

NOTARY PUBLIC - OREGON

My commission expires: 6-17-09





## TRUSTEE'S NOTICE OF SALE

Loan No: 0015794902

T.S. No: 1080502-09

124886

Reference is made to that certain deed made by

SHAWN E. DUMONT, MARRIED, COLLEEN DUMONT MARRIED

as Grantor to

FIDELITY NATIONAL TITLE, as Trustee, in favor of

CHAMPION MORTGAGE, A DIVISION OF KEY BANK, USA, NATIONAL  
ASSOCIATION as Beneficiary,

dated April 30, 2002, recorded May 06, 2002, in official records of KLAMATH County, OREGON in  
book/reel/volume No. M02 at  
page No. 26690-98, fee/file/instrument/microfilm/reception No. XX covering the following described real  
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LOT 68 IN BLOCK 14 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON.

Commonly known as:

29413 THUNDERBEAR ROAD BONANZA OR 97623

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 September 7, 2005 of principal and interest and subsequent installments  
due thereafter; plus late charges; failure to pay when due liens and charges superior hereto; together with all  
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Monthly payment \$201.75      Monthly Late Charge \$10.08

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immediately due and payable, said sums being following, to-wit; The sum of \$13,998.72 together with interest  
thereon at the rate of 12.990% per annum, from August 07, 2005 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 May 22, 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

NOSOR.DOC

REV. 03/01/02

Page 1 of 2

## TRUSTEE'S NOTICE OF SALE

Loan No: 0015794902

T.S. No: 1080502-09

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: January 13, 2006

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

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: \_\_\_\_\_

  
Lorie Womack, A.V.P.