



RE: Trust Deed from:
Leslie Link and Lisa Link, Grantors

To

11/02/2006 03:18:33 PM

Fee: \$46.00

John W. Weil, Successor Trustee
1100 S.W. Sixth, Suite 1507
Portland, Oregon 97204

After recording return to:

John W. Weil
1100 S.W. Sixth, Suite 1507
Portland, Oregon 97204

MT 74915

AFFIDAVIT OF SERVICE AND MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss.
County of Multnomah)

I, John W. Weil, being first duly sworn, depose, and say that:

At all times hereinafter mentioned, 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed of trust described in the notice of sale and recorded January 30, 2001 in the records of Klamath County, Oregon in Volume M01, Page 3795.

I hereby certify that I delivered true and correct copies of the attached Trustee's Notice of Sale to be served upon the occupants of the property described in the Notice of Sale, by posting and have attached hereto the original proof of service thereof.

I further certify that I gave notice of the sale of the real property described in the attached Trustee's Notice of Sale by mailing copies thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

Name	Address
Leslie Link	6501 Randy Road La Pine, OR 97739
Lisa Link	6501 Randy Road La Pine, OR 97739
Occupants	6501 Randy Road La Pine, OR 97739

These persons include (a) the grantors in the trust deed; (b) any successor in interest to the grantors 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 set forth in ORS 86.785.

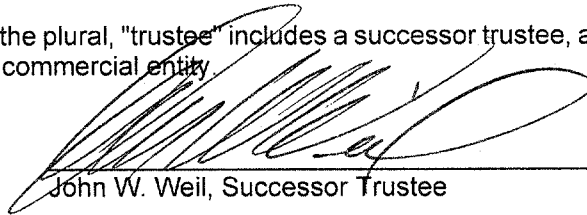
Each of the notices so mailed was certified to be a true copy of the original notice of sale. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited in the United States post office at Portland, Oregon, on August 21, 2006. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and

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another such notice was mailed with a proper form to request and obtain a return receipt, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

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




John W. Weil, Successor Trustee

STATE OF OREGON, County of Multnomah) ss.

Subscribed and sworn to before me on October 31, 2006 by John W. Weil.





Notary Public for Oregon
My Commission Expires: 6/28/10

TRUSTEE'S NOTICE OF SALE

Reference is made to the deed of trust made by Leslie Link and Lisa Link, as grantors, to John W. Weil, as successor trustee, in favor of The CIT Group/Consumer Financing, as beneficiary, dated January 25, 2001, recorded January 30, 2001, Volume M01, page 3795, in the Microfilm Records of Klamath County, Oregon, which deed of trust was duly assigned to 21st Mortgage Company by assignment recorded April 12, 2006, Volume M06, page 7100, in the Microfilm Records of Klamath County, Oregon, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lot 19, Block 7, ANTELOPE MEADOWS, THIRD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2310-016B0-04900-000 Key No. 137006

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said deed of trust 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 grantors' failure to pay when due the following sums:

Failure to make monthly payments of \$431.20 each due on the 1st day of each month from November, 2005 through August 1, 2006.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to-wit:

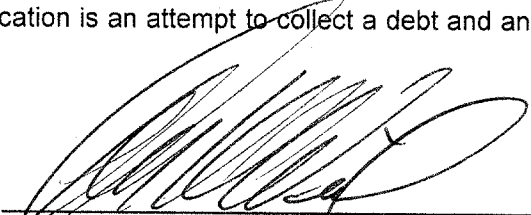
\$42,887.01, plus \$5,669.13 in interest, late charges and miscellaneous fees through August 31, 2006; plus 11.25% interest thereon; plus attorney and trustee's fees and costs; plus \$260.00 foreclosure guaranty.

WHEREFORE, notice hereby is given that the undersigned trustee will on **January 5, 2007, at the hour of 11:00 A.M.**, in accord with the standard of time established by ORS 187.110, **at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, OR 97601**, 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 then 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 obligation 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 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 deed of trust, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

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

DATED: August 21, 2006



John W. Weil, Successor Trustee
4100 SW Sixth Avenue, Suite 1507
Portland, Oregon 97204
Telephone No. (503) 226-0500

STATE OF OREGON)
) ss.
County of Multnomah)

I, the undersigned, certify that I am the attorney or one of the attorneys for the above-named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for Successor Trustee

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served:

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**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 6501 Randy Road La Pine Oregon 97739

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

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

☒ **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 _____

6501 Randy Road La Pine Oregon 97739

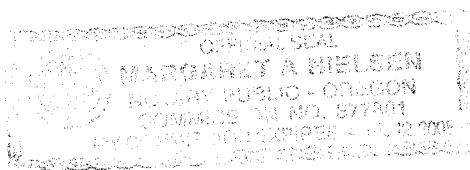
ADDRESS OF SERVICE

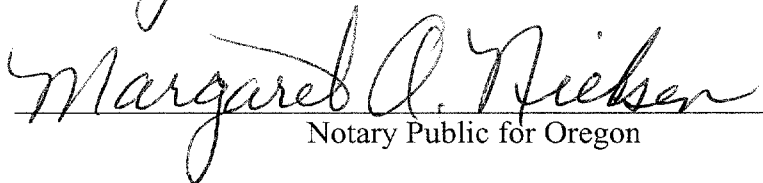
I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served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

August 29, 2006 2:45PM
DATE OF SERVICE TIME OF SERVICE
☐ or non occupancy

By: 
ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 30 day of August, 2006.
29 mn.




Notary Public for Oregon

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 # 8722

Notice of Sale/Leslie Link

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:

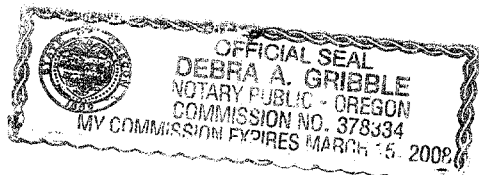
September 28, October 5, 12, 19, 2006

Total Cost: \$721.48

Subscribed and sworn by Jeanine P Day
before me on: October 19, 2006

Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

Reference is made to the deed of trust made by Leslie Link and Lisa Link, as grantors, to John W. Well, as successor trustee, in favor of the CIT Group/Consumer Financing, as beneficiary, dated January 25, 2001, recorded January 30, 2001, Volume M01, page 3795, in the Microfilm Records of Klamath County, Oregon, which deed of trust was duly assigned to 21st Mortgage Company by assignment recorded April 12, 2006, Volume M06, page 7100 in the Microfilm Records of Klamath County, Oregon, covering the following described real property situated in the above-mentioned county and state, to-wit: Lot 19, Block 7, ANTELOPE MEADOWS, THIRD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 2310-016B0-04900-000 Key No. 137006.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said deed of trust 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 grantors failure to pay when due the following sums: Failure to make monthly payments of \$431.20 each due on the 1st day of each month from November, 2005 through August 1, 2006.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to-wit: \$42,887.01 plus \$5,669.13 in interest, late charges and miscellaneous fees through August 31, 2006; plus 11.26% interest thereon; plus attorney and trustee's fees and costs plus \$260.00 foreclosure guaranty.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 5, 2007 at the hour of 11:00 A.M. in accord with the standard of time established by ORS 187.110, at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, OR 97601, 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 then 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 obligation 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 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 deed of trust, and the words "trustee and beneficiary" include their respective successors in interest if any.

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

Dated: August 21, 2006.
John W. Well, Successor Trustee, 1100 SW Sixth Avenue, Suite 1507, Portland, Oregon 97204. Telephone No. (503) 226-0500.
#8722 September 28, October 5, 12, 19, 2006.