

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE RE: Trust Deed From

Mark Cobb, Grantor

to

AmeriTitle, Trustee

After recording return to: Michael L. Spencer

2006-022409

Klamath County, Oregon



00008303200600224090020025

11/09/2006 08:41:55 AM

Fee: \$26.00

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath) ss.

I, Michael L. Spencer, being first duly sworn, depose, and say and certify 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 his successor in interest named in the attached original 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 Trustee's Notice of Sale by mailing a copy thereof by registered or certified mail to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

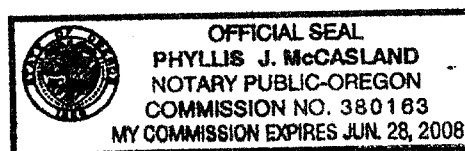
Mark Cobb, P. O. Box 411, Chiloquin, OR 97624

Said Trustee's Notice of Sale was given in compliance with ORS 86.755(1) and the above named persons include all of those persons listed in ORS 86.740 and ORS 86.750(1).

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Michael L. Spencer, attorney for 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 post office at Klamath Falls, Oregon, on June 13, 2006.

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

Subscribed and sworn to before me this November 9, 2006 by Michael L. Spencer.



Phyllis J. McCasland
Notary Public for Oregon
My Commission Expires: *June 28, 2008*

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Mark Cobb, as grantor, to Amerititle, as trustee, in favor of Donna Roberts and Tamara M. Nessman, as beneficiary, dated May 13, 2004, , recorded May 19, 2004, in the mortgage records of Klamath County, Oregon, in volume No. M04 at page 31304, or as No. covering the following described real property situated in said county and state, to-wit:

Lots 16 and 17, block 8, SPRAGUE RIVER, according to the official plat there on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER with that portion inured thereto by vacation under Order No. 99-030 recorded September 10, 1998 in Volume M98, page 33404, Microfilm Records of Klamath County, Oregon.

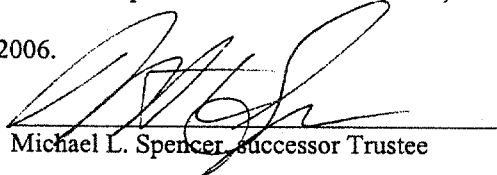
Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: \$300.49 on 4/17/06 and 5/17/06 as well as 2005/06 real property taxes.

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 sums being the following, to-wit: \$15,804.50 plus interest from 5/24/06.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 9, 2006, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at 419 Main St. 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 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 trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: June 5, 2006.


Michael L. Spencer, Successor Trustee

State of Oregon, County of Klamath) ss.

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.

Michael L. Spencer, Attorney for said Trustee