

2007-010436

Klamath County, Oregon



06/11/2007 10:47:22 AM

Fee: \$36.00

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**

State of Oregon       )  
                                  ) ss.  
County of Jackson    )

I, Joseph E. Kellerman, being first duly sworn, depose and say and certify that:

1. I am the successor trustee under that certain Trust Deed executed and delivered by West States Venture Group, LLC, a limited liability company and Lawrence Sowell and Lonnie Jacobs, as Grantors, to Ticor Title Company of Oregon, a domestic business corporation, as trustee, in which Cecil Halstead is beneficiary dated February 2, 2007 and recorded on February 7, 2007 as Document No. 2007-002121 of the Official Records of Klamath County, Oregon and covering the following described real property, to wit:

See Attached Exhibit "A"

2. I gave notice of the sale (as required by ORS 86.745) of the real property described in the attached Notice of Default and Election to Sell by mailing a true copy thereof by both first-class and certified mail with return receipt requested to each of the following named persons or their legal representatives at their respective last known addresses, to wit:

West States Venture Group, LLC  
905 Main Street, Suite 206  
Klamath Falls, OR 97601

Lawrence Sowell  
905 Main Street, Suite 206  
Klamath Falls, OR 97601

Lonnie Jacobs  
905 Main Street, Suite 206  
Klamath Falls, OR 97601

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, OR 97601

State of Oregon by and through its Department of Justice  
Division of Child Support  
P.O. Box 14506  
Salem, OR 97309

Kate Blaser, Assistant Attorney General  
State of Oregon by and through its Department of Justice  
Division of Child Support  
39 N Central  
Medford, OR 97501

Sam Nelson  
854 Gardendale Avenue  
Medford, OR 97504

Nathan J. Ratliff, Registered Agent  
West States Venture Group, LLC  
905 West Main Street, Suite 206  
Klamath Falls, OR 97601

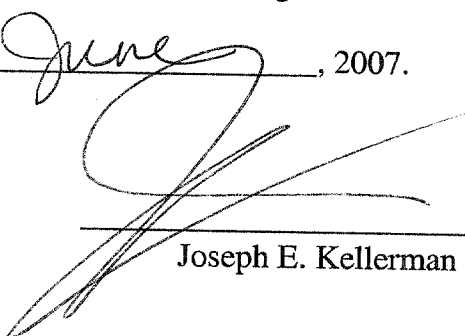
Robert Gladden  
544 Sylvia Avenue  
Klamath Falls, OR 97603

3. Said 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 required by ORS 86.785.

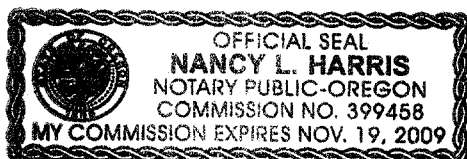
4. Each of the notices so mailed was certified to be a true copy of the original by the undersigned, attorney and successor Trustee named in said Notice; each such copy was contained in a sealed envelope, with postage thereon fully pre-paid, and was deposited by me in the United States Post Office at Medford, Oregon on the 13<sup>th</sup> date of February 2007. 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 another such notice was mailed with the proper form to request and obtain a return receipt postage thereon in the amount sufficient to accomplish the same. Each of said Notices was mailed after the Amended Notice of Default and Election to Sell described in said Notice of Sale was recorded.

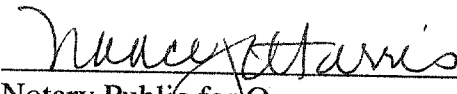
5. As used herein, the singular includes the plural, Trustee includes successor Trustee, and person includes corporation and any other legal or commercial entity.

DATED this 7<sup>th</sup> day of June, 2007.

  
\_\_\_\_\_  
Joseph E. Kellerman

SUBSCRIBED AND SWORN to before me this 7<sup>th</sup> day of June, 2007.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 11-19-2009

After Recording Return To:

Joseph E. Kellerman  
Hornecker, Cowling, Hassen & Heysell, L.L.P.  
717 Murphy Road  
Medford, OR 97504

HAUSERFILES\20328Taff.mail.trustee's.not.sale west states.doc

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situate in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the North 1/4 corner of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, according to the plat on file in the Klamath County surveyor's office in file #231; thence East along the Section line 1051.69 feet to the West right of way of State Highway #66; thence South 27°37' West 320.88 feet to the true point of beginning of this description; thence South 67°25'-1/2' West 335.90 feet; thence South 24°12' West 260.00 feet; thence South 62°23' East 119.45 feet; thence South 27°37' West 214.2 feet; thence South 52°07'-1/2' East 69.00 feet to the Westerly right of way of State Highway #66; thence Northeasterly around a 10.5524 degree curve to the left 114.92 feet; thence North 27°37' East 629.80 feet to the true point of beginning of this description. Said parcel contains 2.25 acres more or less and is subject to any easements and/or rights of way of record or apparent upon the premises.

Saving and Excepting that portion deeded to State of Oregon, by and through its Department of Transportation in Warranty Deed recorded April 12, 2004 in M-04 on page 20952, records of Klamath County, Oregon.

Tax Parcel Number: 496001 and M33065

**JEFFERSON STATE ADJUSTERS  
RECOVERY IS OUR BUSINESS**

1135 Pine Street  
Klamath Falls, Oregon 97601  
Phone: (541) 882-8036 Fax: (541) 883-2129

**AFFIDAVIT OF  
NON-OCCUPANCY**

STATE OF OREGON  
COUNTY OF KLAMATH

**ROBERT W. BOLENBAUGH**

I, \_\_\_\_\_, being first duly sworn, depose and say: That I am and have been at all material times hereto, a competent person over the age of eighteen years and a resident of the county of Klamath, State of Oregon. I am not a party to, an attorney for, or interested in any suit or action involving the property described below.

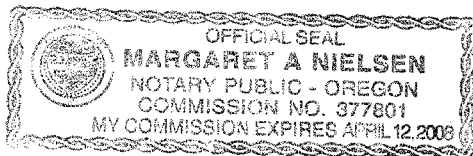
That on the 14th day of February 2 007, after personal inspection, I found the following described real property to be unoccupied.

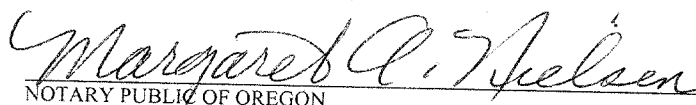
Commonly described as (Street address) 5395 HWY 66 Klamath Falls, Oregon 97601

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

  
\_\_\_\_\_  
(Signed and Dated)  
**ROBERT W. BOLENBAUGH**

Subscribed and Sworn to before me this 15<sup>th</sup> day of February, 2007.



  
\_\_\_\_\_  
NOTARY PUBLIC - OREGON  
MY COMMISSION EXPIRES: