

**RECORDING COVER SHEET (FOR
NOTICE OF SALE PROOF OF
COMPLIANCE)**

[Per ORS 205.234, 205.236, ORS 86.750]

Mortgage Electronic Registration Systems, Inc.,
"MERS" solely as nominee for Greenpoint
Mortgage Funding, Inc.,
BENEFICIARY UNDER ORIGINAL TRUST DEED.

Jeff S. Wiseman and Lorrie A. Wiseman,
GRANTOR UNDER ORIGINAL TRUST DEED.

Amerititle,
TRUSTEE UNDER ORIGINAL TRUST DEED.

ORIGINAL TRUST DEED RECORDED:
November 8, 2001, Volume M01, Page 57459

2007-012594

Klamath County, Oregon



00027006200700125940080086

07/16/2007 03:36:41 PM

Fee: \$66.00

No Change in Tax Statements is Requested
After recording return to:
REZVANI LAW OFFICE, LLC
P.O. BOX 865
GRESHAM, OREGON 97030

**RECORDING COVER SHEET
(FOR NOTICE OF SALE PROOF OF COMPLIANCE)**

The following separate documents relating to the same real property are hereby offered for recording in the Deed Records pursuant to ORS 205.236(2)(a):

- | | |
|-----------------------------|---|
| Transaction 1.
(1 page) | Affidavit of Mailing Trustee's Notice of Sale |
| Transaction 2.
(1 page) | Affidavit of Service (re: Service of Trustee's Notice of Sale, etc.) |
| Transaction 3.
(1 page) | Affidavit of Service (re: Service of Trustee's Notice of Sale, etc.) |
| Transaction 4.
(4 pages) | Affidavit of Publication (Trustee's Notice of Sale)**DOUBLE-SIDED**
Attachment: Photocopy of Published Notice to ensure legibility |

Plus this Cover Sheet
(1 page)
8 pages total

**ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S)
CONTAINED IN THE INSTRUMENTS THEMSELVES.**



Pages are numbered in lower left corner

F-600

AFFIDAVIT OF MAILING

TRUSTEE'S NOTICE OF SALE

State of Oregon }
County of Multnomah } ss.

I, Sia Rezvani, hereby certify under oath and penalty of perjury the following facts personally known to me, that:

- 1) I am now and at all times herein mentioned have been a resident of the State of Oregon, 18 years or older,
- 2) On 03/13/07 I caused true copies of the *Trustee's Notice of Sale* with contents conforming to the requirements of ORS 93.915 to be mailed by both first class mail and certified mail with return receipt requested to the last known addresses of the following persons specified in ORS 93.915, to wit:

Jeff S. Wiseman
5244 Cottage Avenue
Klamath Falls, Oregon 97603

Lorrie A. Wiseman
5244 Cottage Avenue
Klamath Falls, Oregon 97603

Jeff S. Wiseman
5248 Cottage Avenue
Klamath Falls, Oregon 97603

Lorrie A. Wiseman
5248 Cottage Avenue
Klamath Falls, Oregon 97603

All Occupants of
5244 Cottage Avenue
Klamath Falls, Oregon 97603

All Occupants of
5248 Cottage Avenue
Klamath Falls, Oregon 97603

Derek Wiseman
5244 Cottage Avenue
Klamath Falls, Oregon 97603

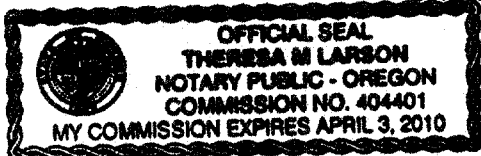
- 3) For each address indicated immediately above, one such *Trustee's Notice of Sale*, together with cover letter, was contained in a sealed addressed envelope with postage thereon sufficient for first class delivery to the respective addressee and deposited in the U.S. Mail in Gresham, Oregon, on 03/13/07.
- 4) For each address indicated above, one such *Trustee's Notice of Sale*, together with cover letter, was contained in a sealed addressed envelope with postage thereon sufficient for certified delivery, with return receipt requested, to the respective addressee and deposited in the U.S. Mail in Gresham, Oregon, on 03/13/06.

Dated this 13th day of July, 2007.

Signed: _____

Sia Rezvani, Successor Trustee

Sworn before me this 13th day of July, 2007 by Sia Rezvani.



Theresa M. Larson
Notary Public for Oregon, Commission Expires:

Affidavit Return of Service

State of Oregon)

County of Klamath)

Court Case Number: _____

I HEREBY CERTIFY THAT on 03/5/07 the within:

- | | | |
|--|---|--|
| <input type="checkbox"/> Summons & Complaint | <input type="checkbox"/> Summons & Petition | <input type="checkbox"/> Summons |
| <input type="checkbox"/> Complaint | <input type="checkbox"/> Petition | <input type="checkbox"/> Answer |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Affidavit | <input type="checkbox"/> Order |
| <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Subpoena |
| <input type="checkbox"/> Citation | <input type="checkbox"/> Small Claim | <input checked="" type="checkbox"/> Notice |

☒ NOTICE OF SALE AND CREDIT LETTER

for service on the within named: OCCUPANTS AT 5244 COTTAGE AVE Klamath Falls OR 97603

☒ SERVED: DEREK XISEMAN personally and in person
at 5244 COTTAGE AVE, KLAMATH FALLS OR 97603

☐ SUBSTITUTE SERVICE: By leaving a true copy with _____, a person over the age of fourteen years, who resides at the place of abode of the within named _____ at said abode: _____

☐ OFFICE SERVICE: By leaving a true copy with _____ the person in charge of the office maintained for the conduct of business by _____

☐ CORPORATE: By leaving a true copy with _____ of said corporation.

☐ OTHER METHOD: _____

☐ NOT FOUND: After due and diligent search and inquiry, I hereby return that I have been unable to find the within named _____ within Klamath County.

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY, STATE OF OREGON.

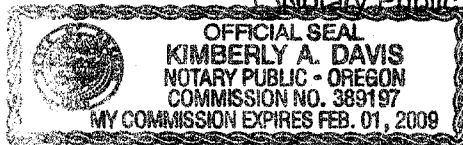
(DATE AND TIME OF SERVICE) OR NOT FOUND: 03/5/07 AT 9:45AM

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

By: [Signature]
DAVE DAVIS

3
Basin Proserve
422 N. 6th Street
Klamath Falls, OR 97601
(541) 884-6060

Subscribed to and sworn to before me this
15th Day of March, 2007
Kimberly A Davis
Notary Public



Affidavit Return of Service

State of Oregon)

County of Klamath)

Court Case Number: _____

I HEREBY CERTIFY THAT on 03/5/07 the within:

- | | | |
|--|---|--|
| <input type="checkbox"/> Summons & Complaint | <input type="checkbox"/> Summons & Petition | <input type="checkbox"/> Summons |
| <input type="checkbox"/> Complaint | <input type="checkbox"/> Petition | <input type="checkbox"/> Answer |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Affidavit | <input type="checkbox"/> Order |
| <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Subpoena |
| <input type="checkbox"/> Citation | <input type="checkbox"/> Small Claim | <input checked="" type="checkbox"/> Notice |

☒ NOTICE OF SALE AND CASH LETTER

for service on the within named: OCCUPANTS AT 5248 COTTAGE AVE KLAMATH FALLS OR 97603

☒ SERVED: LORRIE WISEMAN personally and in person
at 5248 COTTAGE AVE KLAMATH FALLS OR 97603

☐ SUBSTITUTE SERVICE: By leaving a true copy with _____, a person over the age of fourteen years, who resides at the place of abode of the within named _____ at said abode: _____

☐ OFFICE SERVICE: By leaving a true copy with _____ the person in charge of the office maintained for the conduct of business by _____

☐ CORPORATE: By leaving a true copy with _____ of said corporation.

☐ OTHER METHOD: _____

☐ NOT FOUND: After due and diligent search and inquiry, I hereby return that I have been unable to find the within named _____ within Klamath County.

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY, STATE OF OREGON.

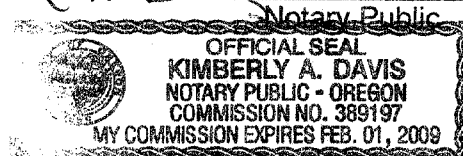
DATE AND TIME OF SERVICE OR NOT FOUND: 03/5/07 AT 9:35AM

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

By: Kimberly A. Davis
KIMBERLY A. DAVIS

4
Basin Proserve
422 N. 6th Street
Klamath Falls, OR 97601
(541) 884-6060

Subscribed to and sworn to before me this
15th Day of March, 2007
Kimberly A. Davis



Affidavit of Publication

Wiseman
5548

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 # 9307

Notice of Sale/Jeff S. & Lorrie A. Wiseman

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:

May 22, 29, June 5, 12, 2007

Subscribed and sworn by Jeanine P Day

before me on: June 12, 2007

Notary Public of Oregon

My commission expires March 15, 2008

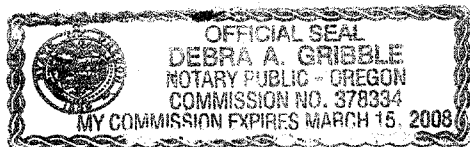
TS# WISEMAN TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Deed of Trust (hereafter referred to as the Trust Deed) made by: Jeff S. Wiseman and Lorrie A. Wiseman, husband and wife, as the grantor, Amerititle, as the trustee, and Mortgage Electronic Registration Systems, Inc., "MERS" solely as nominee for Greenpoint Mortgage Funding, Inc., as the beneficiary, dated November 1st, 2001, and recorded November 8th, 2001, in Volume M01, Page 57459, of the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit: Lot 124 of Pleasant Home Tracts No. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. The street address or other common designation, if any, for the real property described above is purported to be: 5244 and 5248 Cottage Avenue,

Klamath Falls, OR 97603. The Tax Assessor's Parcel Number (Property Tax ID) for the Real Property is purported to be: R513000.

Both the beneficiary and the trustee, Sia Rezvani, have elected to foreclose the above referenced Trust Deed and sell the said real property to satisfy the obligations secured by the Trust Deed and a Notice of Default and Election to Sell has been recorded pursuant to ORS 86.735(3). All right, title and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the Trust Deed, together with any interest the grantors or their successors in interest acquired after execution of the Trust Deed shall be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the Trust Deed and the expenses of sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys. The default for which foreclosure is made is (1) the grantor's failure to make regular payments to the beneficiary, such default beginning July 1st, 2006 and continuing through the date of this Notice, and (2) failure to carry, and/or pro-

vide evidence of, extended coverage hazard insurance, in violation of Paragraphs 5 of the Trust Deed. The current balance of payments now due, together with late charges, attorney and trustee fees, costs, title expenses, and other allowed charges is \$14,534.25, together with any default in the payment of recurring obligations as they become due, periodic adjustments to the payment amount, any further sums advanced by the beneficiary to protect the property or its interest therein, additional costs and attorney fees as provided by law, and prepayment penalties/premiums, if any. The amount required to cure the default to date is calculated as follows: From 07/01/06 No. payments 9 Amount per \$1204.62 Total of past due payments: \$ 10,841.58 Total late charges: \$481.92 NSF Fee: \$30.00 Attorney fees: \$1,000.00 (Less) Unapplied Funds: (\$10) Costs & Advances: \$2,180.85 Total necessary to cure default in payments to date: \$14,534.25 + proof of insurance Please note this amount is subject to confirmation and review and is likely to change during the next 30 days. Please contact Rezvani Law Office to obtain a "reinstatement



5 - See Reverse!

293182
7/17

quote" prior to re-
mitting funds. By
reason of said de-
fault the beneficia-
ry has declared all
sums owing on the
obligation secured
by the Trust Deed
due and payable.
The amount re-
quired to discharge
this lien in its entire-
ty to date is:
\$124,937.54 Said sale
shall be held at the
hour of 11:00 a.m.
on July 17th, 2007, in
accord with the
standard of time es-
tablished by ORS
187.110, and pur-
suant to ORS
86.745(7) shall occur
at the following des-
ignated place: At
the Fourth Avenue
entrance of the Klamath
County Court-
house, 316 Main
Street., Klamath
Falls, Oregon 97601.
Notice is further
given that any per-
son named in ORS
86.753 has the right,
at any time prior to
five days before the
date last set for
sale, to have this
foreclosure proceed-
ing dismissed and
the Trust Deed rein-
stated 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 com-
plained of herein
that is capable of
being cured by ten-
dering the perform-
ance required under
the obligation(s) of
the Trust Deed, and
in addition to paying
said sums or tender-
ing the performance

necessary to cure
the default, by pay-
ing all costs and ex-
penses actually in-
curred in enforcing
the obligation and
Trust Deed, together
with trustee's and
attorney's fees not
exceeding the
amounts provided
by ORS 86.753. The
mailing address of
the trustee is: Re-
zvani Law Offices,
LLC, P.O. Box 865,
Gresham, Oregon
97030, the telephone
number for the
trustee is 503-666-
3407.

In construing this
notice, the mascu-
line gender includes
the feminine and the
neuter, the singular
includes the plural,
the word "grantor"
and/or "grantors"
includes any succes-
sor 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" in-
clude their respec-
tive successors in in-
terest, if any. Ac-
tual payoff and/or
reinstatement
amounts may
change on a daily
basis and therefore
any payoff/rein-
statement is subject
to the Trustee's final
review and confir-
mation. Dated this
14th day of March,
2007. By: /s/ Sia
Rezvani, Successor
Trustee P293182
5/22, 5/29, 6/5,
06/12/2007.
#9307 May 22, 29,
June 5, 12, 2007.

Affidavit of Publication

Wise man
5548

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

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Notice of Sale/Jeff S. & Lorrie A. Wiseman

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Subscribed and sworn by Jeanine P Day

before me on: June 12, 2007

Notary Public of Oregon

My commission expires March 15, 2008

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vide evidence of, extended coverage hazard insurance, in violation of Paragraphs 5 of the Trust Deed. The current balance of payments now due, together with late charges, attorney and trustee fees, costs, title expenses, and other allowed charges is \$14,534.25, together with any default in the payment of recurring obligations as they become due, periodic adjustments to the payment amount, any further sums advanced by the beneficiary to protect the property or its interest therein, additional costs and attorney fees as provided by law, and prepayment penalties/premiums, if any. The amount required to cure the default to date is calculated as follows: From 07/01/06 No. payments 9 Amount per \$1204.62 Total of past-due payments: \$ 10,841.58 Total late charges: \$481.92 NSF Fee: \$30.00 Attorney fees: \$1,000.00 (Less) Un-applied Funds: (\$10) Costs & Advances: \$2,180.85 Total necessary to cure default in payments to date: \$14,534.25 + proof of insurance Please note this amount is subject to confirmation and review and is likely to change during the next 30 days. Please contact Rezvani Law Office to obtain a "reinstatement



293182

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suant to ORS
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at the following des-
ignated place: At
the Fourth Avenue
entrance of the Klamath
County Court-
house, 316 Main
Street., Klamath
Falls, Oregon 97601.
Notice is further
given that any per-
son named in ORS
86.753 has the right,
at any time prior to
five days before the
date last set for
sale, to have this
foreclosure proceed-
ing dismissed and
the Trust Deed rein-
stated 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 com-
plained of herein
that is capable of
being cured by ten-
dering the perform-
ance required under
the obligation(s) of
the Trust Deed, and
in addition to paying
said sums or tender-
ing the performance

necessary to cure
the default, by pay-
ing all costs and ex-
penses actually in-
curred in enforcing
the obligation and
Trust Deed, together
with trustee's and
attorney's fees not
exceeding the
amounts provided
by ORS 86.753. The
mailing address of
the trustee is: Re-
zvani Law Offices,
LLC, P.O. Box 865,
Gresham, Oregon
97030, the telephone
number for the
trustee is 503-666-
3407.

In construing this
notice, the mascu-
line gender includes
the feminine and the
neuter, the singular
includes the plural,
the word "grantor"
and/or "grantors"
includes any succes-
sor 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" in-
clude their respec-
tive successors in in-
terest, if any. Ac-
tual payoff and/or
reinstatement
amounts may
change on a daily
basis and therefore
any payoff/rein-
statement is subject
to the Trustee's final
review and confir-
mation. Dated this
14th day of March,
2007. By: /s/ Sia
Rezvani, Successor
Trustee P293182
5/22, 5/29, 6/5,
06/12/2007.
#9307 May 22, 29,
June 5, 12, 2007.