

WHEN RECORDED MAIL TO:

2007-014215
Klamath County, Oregon

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



00028962200700142150100108

08/13/2007 11:11:22 AM

Fee: \$66.00

ATE: 64768
T.S. NO.: 1104741-09
LOAN NO.: 3211023130781XX

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } SS
COUNTY OF SAN DIEGO }

I, Angie Gomez 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

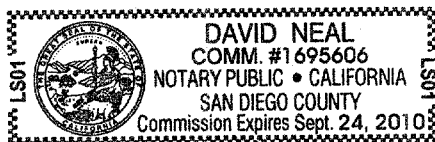
Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in 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 May 25, 2007. 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.

Angie Gomez
Affiant

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this 30 day of MAY, 2007



David Neal
Notary Public

\$66.00

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXXXXXXXXX81XX

T.S. No: 1104741-09

Reference is made to that certain deed made by
DOUGLAS E KLEIN SINGLE PERSON
as Grantor to
NONE SHOWN, as Trustee, in favor of

KEYBANK
as Beneficiary,

dated July 10, 2006, recorded August 02, 2006, in official records of KLAMATH County, OREGON in
book/reel/volume No. XX at
page No. XX, fee/file/instrument/microfilm/reception No. 2006-015587 covering the following
described real property situated in the said County and State, to-wit:

A PARCEL OF LAND SITUATED IN THE STATE OF OREGON, COUNTY OF KLAMATH, WITH
A STREET LOCATION ADDRESS OF 210 MARTIN ST; KLAMATH FALLS, OR 97601-3240
CURRENTLY OWNED BY DOUGLAS E KLEIN HAVING A TAX IDENTIFICATION NUMBER OF
OOR416687 AND FURTHER DESCRIBED AS INDUSTRIAL BLOCK 17 LOT 37/38.

Commonly known as:

210 MARTIN STREET KLAMATH FALLS OR 97601

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 August 14, 2006 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 \$497.79 Monthly Late Charge \$24.88

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 \$49,896.59 together with
interest thereon at the rate of 10.490% per annum, from July 14, 2006 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.

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXXXXXXXX81XX
T.S. No: 1104741-09

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on September 10, 2007 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 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: May 03, 2007

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.

5/25/2007 8:08:32 PM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1104741-09 030 05250715 CWR

Postal Number Sequence Recipient Name

11041994141005785369
1 OCCUPANT

11041994141005785376
2 DOUGLAS E KLEIN

11041994141005785383
3 DOUGLAS EUGENE KLEIN

11041994141005785390
4 UNITED STATES NATIONAL BANK OF OREGON

Address Line 1/3

210 MARTIN STREET

210 MARTIN STREET

210 MARTIN STREET

501 SE HAWTHORNE BLVD STE 301

Address Line 2/4

KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601

PORTLAND OR 97208

5/25/2007 8:08:32 PM Sender: Cai/Western Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: Certified - Ret

Type of Mailing: NOS

Affidavit Attachment: 1104741-09 030 05250715 CWR

Postal Number Sequence Recipient Name

71041994141008178610	1	OCCUPANT	210 MARTIN STREET	Address Line 1/3	Address Line 2/4
					KLAMATH FALLS OR 97601

71041994141008178641	2	DOUGLAS E KLEIN	210 MARTIN STREET		KLAMATH FALLS OR 97601
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71041994141008178665	3	DOUGLAS EUGENE KLEIN	210 MARTIN STREET		KLAMATH FALLS OR 97601
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71041994141008178689	4	UNITED STATES NATIONAL BANK OF OREGON	501 SE HAWTHORNE BLVD STE 301		PORTLAND OR 97208
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5/25/2007 8:50:15 PM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: Certified - Ret

Type of Mailing: NOD

Affidavit Attachment: 1106542-12 024 05251107 CWR

Postal Number Sequence Recipient Name

71041994141008190049 1 MICHAEL PAUL REID

71041994141008190056 2 LINDA ANN REID

Address Line 1/3

2219 B ST KPN

Address Line 2/4

LAKEBAY WA 98349

2219 B ST KPN

LAKEBAY WA 98349

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 # 9342

Notice of Sale/Douglas E. Klein

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:

June 4, 11, 18, 25, 2007

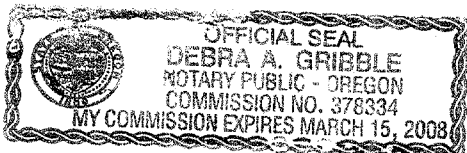
Total Cost: \$751.79

Subscribed and sworn by Jeanine P Day

before me on: June 25, 2007

Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S
NOTICE OF SALE
Loan No:
xxxxxxxxxxxx81xx
T.S. No.: 1104741-09

Reference is made to that certain deed made by, Douglas E Klein Single Person, as Grantor to None Shown, as Trustee, in favor of Keybank, as Beneficiary, dated July 10, 2006, recorded August 02, 2006, in official records of Klamath County, Oregon in book/reel/volume No. xx at page No. xx, fee/file/instrument/microfilm/reception No. 2006-015587 covering the following described real property situated in said County and State, to-wit: A parcel of Land situated in the State of Oregon, County of Klamath, with a street location address of 210 Martin St; Klamath Falls, OR 97601-3240 currently owned by Douglas E Klein having a tax identification number of OOR416687 and further described as industrial block 17 lot 37/38. Commonly known as: 210 Martin Street, Klamath Falls, OR 97601.

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 August 14, 2006 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: \$497.79, Monthly Late Charge: \$24.88.

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 \$49,896.59 together with interest thereon at the rate of 10.490% per annum from July 14, 2006 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 September 10, 2007 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: May 03, 2007.
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.
R-141851 06/04/07, 06/11/07, 06/18/07, 06/25/07.
#9342 June 4, 11, 18, 25, 2007.

11 04741-09
141851

**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 **210 Martin St.**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Douglas E. Klein 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 _____, 2007 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 _____

210 Martin St. Klamath Falls, OR 97601

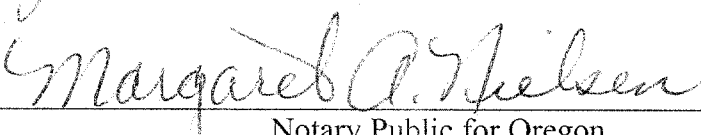
ADDRESS OF SERVICE

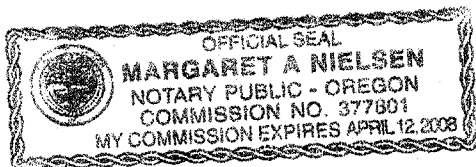
I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served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

May 08, 2007 3:23pm
DATE OF SERVICE TIME OF SERVICE
☐ or non occupancy

By: 
ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 5 day of June, 2007.


Notary Public for Oregon



141851

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXXXXXXXXX81XX
T.S. No: 1104741-09

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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 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.

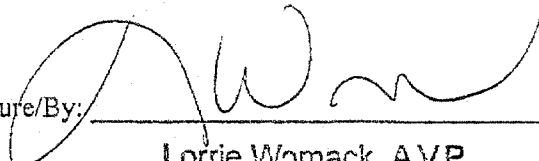
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Dated: May 03, 2007

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.

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXXXXXXXXX81XX
T.S. No: 1104741-09

Reference is made to that certain deed made by
DOUGLAS E KLEIN SINGLE PERSON
as Grantor to
NONE SHOWN, as Trustee, in favor of

KEYBANK
as Beneficiary,

dated July 10, 2006, recorded August 02, 2006, in official records of KLAMATH County, OREGON in
book/reel/volume No. XX at
page No. XX, fee/file/instrument/microfilm/reception No. 2006-015587 covering the following
described real property situated in the said County and State, to-wit:

A PARCEL OF LAND SITUATED IN THE STATE OF OREGON, COUNTY OF KLAMATH, WITH
A STREET LOCATION ADDRESS OF 210 MARTIN ST; KLAMATH FALLS, OR 97601-3240
CURRENTLY OWNED BY DOUGLAS E KLEIN HAVING A TAX IDENTIFICATION NUMBER OF
OOR416687 AND FURTHER DESCRIBED AS INDUSTRIAL BLOCK 17 LOT 37/38.

Commonly known as:

210 MARTIN STREET KLAMATH FALLS OR 97601

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 August 14, 2006 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 \$497.79 Monthly Late Charge \$24.88

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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.