

1st-902335

2007-018984

Klamath County, Oregon



00034664200700189840120128

11/06/2007 11:34:34 AM

Fee: \$91.00

**RECORDING COVER SHEET**

Pursuant to ORS 205.234

After recording return to:

Northwest Trustee Services, Inc.  
Attention: Becky Baker  
P.O. Box 997  
Bellevue, WA 98009-0997

1. AFFIDAVIT OF MAILING
2. TRUSTEE'S NOTICE OF SALE
3. PROOF OF SERVICE
4. AFFIDAVIT OF PUBLICATION

Original Grantor(s) on Trust Deed: Leanne Prkhiser and David Purkhiser, as tenants by the entirety

Beneficiary: Home123 Corporation

**THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.**

F-91

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

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 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 address, to-wit:

DAVID PURKHISER  
1865 ACADEMY AVE  
KLAMATH FALLS, OR 97601

LEANNE PURKHISER  
1865 ACADEMY AVE  
KLAMATH FALLS, OR 97601

Occupant(s)  
1865 ACADEMY AVE  
Klamath Falls, OR 97601

Tim Wogamon  
c/o Myron Joel Gitnes, Atty.  
216 Pine Street  
Klamath Falls, OR 97601

Tim Wogamon  
c/o Department of Human Resources  
P.O. Box 14506  
Salem, OR 97309

Michael Spencer  
409 Pine St #204  
Klamath Falls, OR 97601

Fred Long, Trustee  
P.O. Box 467  
Eugene, OR 97440

Tim Wogamon  
3895 Sedgewick Place Southeast  
Albany, OR 97322

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor 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.

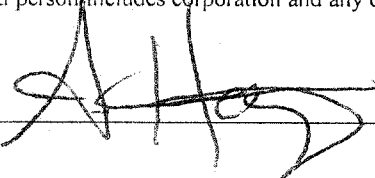
Each of the notices so mailed was certified to be a true copy of the original notice of sale, each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Bellevue, Washington, on 11/1/07. With respect to each person 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 a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

**AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE**  
**RE: Trust Deed from**  
**Leanne Prkhiser and David Purkhiser, as tenants by the entirety**  
**Grantor**  
**to**  
**Northwest Trustee Services, Inc.**  
**Trustee** **File No.7104.26066**

**After recording return to:**  
Northwest Trustee Services, Inc.  
Successor by merger to Northwest Trustee Services, PLLC  
(FKA Northwest Trustee Services, LLC)  
Attn: Becky Baker  
P.O. Box 997  
Bellevue, WA 98009-0997

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

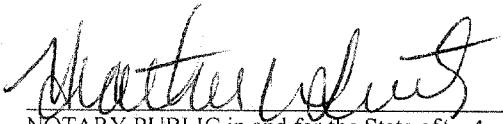
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )



I certify that I know or have satisfactory evidence that Ashley Hogen is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11/1/07

HEATHER L. SMITH  
STATE OF WASHINGTON  
NOTARY — — PUBLIC  
MY COMMISSION EXPIRES 06-29-08

  
NOTARY PUBLIC in and for the State of  
Washington, residing at King County  
My commission expires 06/29/08

AFFIDAVIT OF SUPPLEMENTAL MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

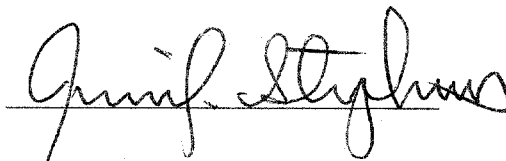
I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known address, to-wit:

Tim Wogamon  
3895 Sedgewick Place Southeast  
Albany, OR 97322

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor 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.

Each of the notices so mailed was certified to be a true copy of the original notice of sale, 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 Bellevue, Washington, on 11/7-06. 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 a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

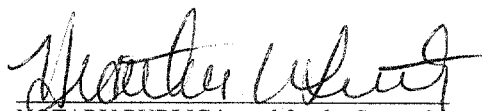
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Jennifer Stephens is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11/7/06

  
NOTARY PUBLIC in and for the State of  
Washington, residing at Highland  
My commission expires 06/21/08

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from  
PURKHISER, DAVID and LEANNE  
Grantor

to  
Northwest Trustee Services, Inc.,  
Trustee

File No. 7104.26066

After recording return to:  
Northwest Trustee Services, Inc.  
Successor by merger to Northwest Trustee Services, PLLC  
(formerly known as Northwest Trustee Services, LLC)  
Attn: Becky Baker  
P.O. Box 997  
Bellevue, WA 98009-0997

HEATHER L. SMITH  
STATE OF WASHINGTON  
NOTARY -- -- PUBLIC  
MY COMMISSION EXPIRES 06-21-08

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 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 address, to-wit:

DAVID PURKHISER  
1865 ACADEMY AVE  
KLAMATH FALLS, OR 97601

LEANNE PURKHISER  
1865 ACADEMY AVE  
KLAMATH FALLS, OR 97601

Occupant(s)  
1865 ACADEMY AVE  
Klamath Falls, OR 97601

Tim Wogamon  
c/o Myron Joel Gitnes, Atty.  
216 Pine Street  
Klamath Falls, OR 97601

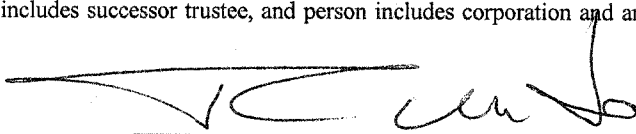
Tim Wogamon  
3895 Sedgewick Place Southeast  
Albany, OR 97321

Tim Wogamon  
c/o Department of Human Resources  
P.O. Box 14506  
Salem, OR 97309

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor 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.

Each of the notices so mailed was certified to be a true copy of the original notice of sale, 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 Bellevue, Washington, on 10-24-06. 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 a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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

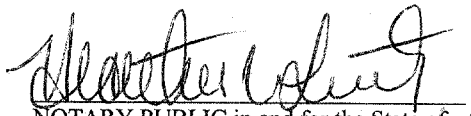


STATE OF WASHINGTON )  
COUNTY OF KING ) ss.

Tim Murta

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10/24/06

  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
My commission expires 06-29-08

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE  
RE: Trust Deed from  
PURKHISER, DAVID and LEANNE  
Grantor  
to  
Northwest Trustee Services, Inc.,  
Trustee File No. 7104.26066

HEATHER L. SMITH  
STATE OF WASHINGTON  
NOTARY — — PUBLIC  
MY COMMISSION EXPIRES 06-29-08

After recording return to:  
Northwest Trustee Services, Inc.  
Attn: Becky Baker  
P.O. Box 997  
Bellevue, WA 98009-0997

## AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Leanne Prkhiser and David Purkhiser, as tenants by the entirety, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Home123 Corporation, as beneficiary, dated 11/10/05, recorded 11/22/05, in the mortgage records of Klamath County, Oregon, in M05-69675, and subsequently assigned to Deutsche Bank National Trust Company, trustee by Assignment recorded as 2006-21154, covering the following described real property situated in said county and state, to wit:

Lots 6 and 7, Block 76, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. And a portion of Lot 5, Block 76, described as follows: Beginning at the most Easterly corner of Lot 7, Block 76; thence Sotuh 52 degrees 16' 30" East a distance of 4.70 feet; thence Southwesterly to a point on the Southweterly line of Lot 5, Block 76, which point is South 52 degrees 36' 30: East 1.65 feet from the most Southerly corner of Lot 6, Block 76; thence North 52 degrees 36' 30" West along said Southwesterly line of Lot 5, Block 76, to the most Southerly corner of Lot 6; thence North 37 degrees 23' 30" East along the Southeasterly line of Lots 6 and 7, Block 76, to the point of beginning.

PROPERTY ADDRESS: 1865 ACADEMY AVE Klamath Falls, OR 97601

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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: monthly payments of \$876.96 beginning 10/01/06; plus late charges of \$43.85 each month beginning 10/16/06; plus prior accrued late charges of \$64.66; plus advances of \$2,699.09; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$115,784.28 with interest thereon at the rate of 8.8 percent per annum beginning 09/01/06; plus late charges of \$43.85 each month beginning 10/16/06 until paid; plus prior accrued late charges of \$64.66; plus advances of \$2,699.09; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

The Notice of Default and original Notice of Sale given pursuant thereto stated the property would be sold on February 23, 2007, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon; However, subsequent to the recording of said Notice of Default the original proceedings were stayed by order of the court or by proceedings filed under the U.S. Bankruptcy Code or for other lawful reason. Said stay was terminated effective October 4, 2007.

WHEREFORE, notice hereby is given that the undersigned trustee will on **December 5, 2007** at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, 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 described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 for reinstatement or payoff quotes requested pursuant to ORS 86.757 and 86.759 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, [www.northwesttrustee.com](http://www.northwesttrustee.com). 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. Requests from persons named in ORS 86.753 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

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.

The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).

Northwest Trustee Services, Inc.

Dated: 10/31, 2007

By Rebecca Baker

Assistant Vice President  
Northwest Trustee Services, Inc. is successor by merger to  
Northwest Trustee Services, PLLC (formerly known as  
Northwest Trustee Services, LLC)

For further information, please contact:  
**Becky Baker**  
Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997  
(425) 586-1900

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

[Signature]  
By Authorized Signer

**AMENDED TRUSTEE'S NOTICE OF SALE**

**RE: Trust Deed from**  
**Leanne Prkhiser and David Purkhiser, as tenants by the entirety**  
**Grantor**  
**to**  
**Northwest Trustee Services, Inc.**  
**Trustee** **File No. 7104.26066**

After recording return to:

Northwest Trustee Services, Inc.  
Attn: Becky Baker  
P.O. Box 997  
Bellevue, WA 98009-0997

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT.**  
**ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE**

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Leanne Prkhiser and David Purkhiser, as tenants by the entirety, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Home123 Corporation, as beneficiary, dated 11/10/05, recorded 11/22/05, in the mortgage records of Klamath County, Oregon, as M05-69675 and subsequently assigned to Deutsche Bank National Trust Company, trustee by Assignment, covering the following described real property situated in said county and state, to wit:

Lots 6 and 7, Block 76, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. And a portion of Lot 5, Block 76, described as follows: Beginning at the most Easterly corner of Lot 7, Block 76; thence Sotuh 52 degrees 16' 30" East a distance of 4.70 feet; thence Southwesterly to a point on the Southweterly line of Lot 5, Block 76, which point is South 52 degrees 36' 30": East 1.65 feet from the most Southerly corner of Lot 6, Block 76; thence North 52 degrees 36' 30" West along said Southwesterly line of Lot 5, Block 76, to the most Southerly corner of Lot 6; thence North 37 degrees 23' 30" East along the Southeasterly line of Lots 6 and 7, Block 76, to the point of beginning.

PROPERTY ADDRESS: 1865 ACADEMY AVE  
Klamath Falls, OR 97601

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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: monthly payments of \$876.96 beginning 06/01/06; plus late charges of \$43.85 each month beginning 06/16/06; plus prior accrued late charges of \$64.66; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$115,866.69 with interest thereon at the rate of 8.8 percent per annum beginning 05/01/06; plus late charges of \$43.85 each month beginning 06/16/06 until paid; plus prior accrued late charges of \$64.66; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on **February 23, 2007** at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, 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 described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 for reinstatement or payoff quotes requested pursuant to ORS 86.757 and 86.759 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, [www.northwesttrustee.com](http://www.northwesttrustee.com). 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. Requests from persons named in ORS 86.753 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

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.

The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).

Northwest Trustee Services, Inc.

Dated: October 20, 2012

By Rebecca Brown

Assistant Vice President,

Northwest Trustee Services, Inc. is successor by merger to Northwest Trustee Services, PLLC (formerly known as Northwest Trustee Services, LLC)

For further information, please contact:

Becky Baker  
Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997  
(425) 586-1900  
File No. 7104.26066/PURKHISER, DAVID and LEANNE

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

\_\_\_\_\_  
By Authorized Signer

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

IN THE \_\_\_\_\_ COURT OF THE STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_: COURT CASE NO. \_\_\_\_\_

OREGON

HOME 123 CORPORATION

vs  
LEANNE PURKHISER AND  
DAVID PURKHISER

PROOF OF SERVICE

STATE OF OREGON )  
County of \_\_\_\_\_ KLAMATH ) SS.

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, at the hour of \_\_\_\_\_, I served \_\_\_\_\_ by \_\_\_\_\_

- LEANNE PURKHISER  
DAVID PURKHISER
- ☐ Personal Service (personally and in person)  
☐ Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the within named)  
☐ Office Service (by serving the person apparently in charge)  
☐ By posting (said residence)

- A certified/true copy of:
- |  |  |                                       |
|--|--|---------------------------------------|
| <input type="checkbox"/> Summons                                   | <input type="checkbox"/> Writ of Garnishment | <input type="checkbox"/> Small Claims |
| <input type="checkbox"/> Motion                                    | <input type="checkbox"/> Order               | <input type="checkbox"/> Affidavit    |
| <input type="checkbox"/> Complaint                                 | <input type="checkbox"/> Citation            | <input type="checkbox"/> Subpoena     |
| <input type="checkbox"/> Petition                                  | <input type="checkbox"/> Notice              | <input type="checkbox"/> Decree       |
| <input checked="" type="checkbox"/> Other: TRUSTEES NOTICE OF SALE |  |                                       |

Together with a copy of \_\_\_\_\_

To: LEANNE PURKHISER At: 1865 ACADEMY AVE  
KLAMATH FALLS, OR 97601

NOT FOUND: I certify that I received the within document for service on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and after due and diligent search and inquiry, I have been unable to locate \_\_\_\_\_ within the county of \_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF \_\_\_\_\_ KLAMATH

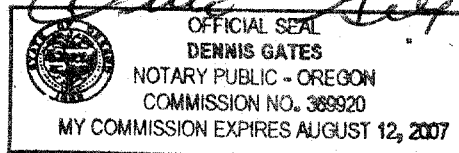
I am a competent person over the age of 18, a resident of said State, not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise and knew that the person, firm or corporation served is the identical one named in the action.

*Dave Davis*

DAVE DAVIS (#16)

Cleveland Process Serving, LLC.  
(541) 665-5162

Subscribed to and sworn to before me this  
23 day of OCT 2006



Papers Received From: FEI LLC  
PO BOX 219  
BELLEVUE  
WA 98009-0219  
425-458-2112  
ATTN:

Remit to: CPS, LLC.	Service Fee	\$ 40.00
P.O. Box 5358	Mileage	\$
Central Point, OR 97502	Rush/Emergency	\$
Date: 10-23-2006	Incorrect Add.	\$
CPS File No. 5412-K		\$
Client No. 1002.65473	Amount Paid	\$ 0.00
	TOTAL DUE	\$ \$40.00

# 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 # 9014

Notice of Sale/Leanne & David Purkhiser

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:

February 7, 14, 21, 28, 2007

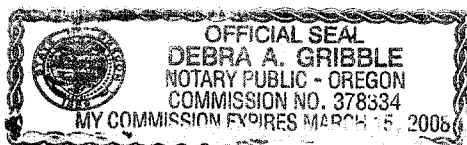
Total Cost: \$1,221.28

Subscribed and sworn by Jeanine P Day

before me on: February 28, 2007

Notary Public of Oregon

My commission expires March 15, 2008



## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Leanne Purkhiser and David Purkhiser, as tenants by the entirety, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Home123 Corporation, as beneficiary, dated 11/10/05, recorded 11/22/05, in the mortgage records of Klamath County, Oregon, as M05-69675 and subsequently assigned to Deutsche Bank National Trust Company, trustee by Assignment recorded as 2006-21154, covering the following described real property situated in said county and state, to wit:

Lots 6 and 7, Block 76, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. And a portion of Lot 5, Block 76, described as follows: Beginning at the most Easterly corner of Lot 7, Block 76; thence South 52 degrees 16' 30" East a distance of 4.70 feet; thence Southwesterly to a point on the Southwesterly line of Lot 5, Block 76, which point is South 52 degrees 36' 30" East 1.65 feet from the most Southerly corner of Lot 6, Block 76; thence North 52 degrees 36' 30" West along said Southwesterly line of Lot 5, Block 76, to the most Southerly corner of Lot 6; thence North 37 degrees 23' 30" East along the Southeasterly line of Lots 6 and 7, Block 76, to the point of beginning.

PROPERTY ADDRESS: 1865 ACAD-EMY AVE., Klamath Falls, OR 97601.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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: monthly payments of \$876.96 beginning 06/01/06; plus late charges of \$43.85 each month beginning 06/16/06; plus prior accrued late charges of \$64.66; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$115,866.69 with interest thereon at the rate of 8.8 percent per annum beginning 05/01/06; plus late charges of \$43.85 each month beginning 06/16/06 until paid; plus prior accrued late charges of \$64.66; plus advances of

\$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 23, 2007, POSTPONED TO MARCH 23, 2007 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, 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 described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 for reinstatement or payoff quotes requested pursuant to ORS 86.757 and 86.759 must be timely communicated in a written request that



complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, [www.northwesttrustee.com](http://www.northwesttrustee.com). 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. Requests from persons named in ORS 86.753 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

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.

The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).

Northwest Trustee Services, Inc.

Dated: October 20, 2006

By: /s/ REBECCA A. BAKER  
Assistant Vice President,  
Northwest Trustee Services, Inc. is successor by merger to Northwest Trustee Services, PLLC (formerly known as Northwest Trustee Services, LLC)  
For further information, please contact:

Becky Baker  
Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997  
(425) 586-1900  
File  
No. 7104.26066/PURK  
HISER, DAVID and  
LEANNE  
#9014 February 7, 14,  
21, 28, 2007.

THE DISTRICT COURT  
OF THE STATE OF WASHINGTON  
COUNTY OF KING

HOUSEHOLD GARNISHEE