

1st - 1080145

WHEN RECORDED MAIL TO:
ForeclosureLink, Inc.
5006 Sunrise Blvd. #200
Fair Oaks, CA 95628

2007-019251

Klamath County, Oregon



11/09/2007 02:41:53 PM

Fee: \$66.00

Recorder's Use

T.S. NO.: fc16731-5

Title Order: 3381502

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF California)
COUNTY OF Sacramento)

I, Lauren Meyer, 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 interested named in the attached original or copy of 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:

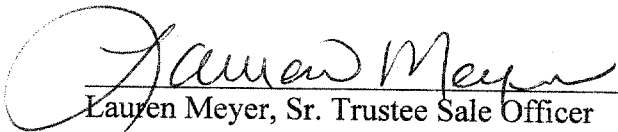
NAME & ADDRESS

CERTIFIED NO.

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 ForeclosureLink, Inc , 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 mail in Fair Oaks, California, on July 31, 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.


Lauren Meyer, Sr. Trustee Sale Officer

F-660

Declaration of Mailing

Trustee's Sale No. fc16731-5

I, the undersigned, declare:

Date: 07/31/2007

That I am an officer, agent, or employee of FORECLOSURELINK, INC.

Mailing: Required

whose business address is 5006 SUNRISE BLVD., SUITE 200, FAIR OAKS, CA 95628

Page: 1

I am over the age of eighteen years; On 07/31/2007 by Certified mail, enclosed in a sealed envelope with postage fully prepaid, I deposited in the United States Post Office at Fair Oaks notices, a true and correct copy of which is hereunto attached and made part hereof, addressed to the following:

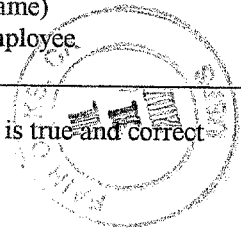
Number of Article	Name of Addressee, Street, and Post Office Address	Cert. Fee	R.R. Fee
71006309264039453703	WEST STATE'S VENTURE GROUP, LLC 3844 DENVER AVENUE KLAMATH FALLS, OR 97603	\$2.65	\$2.15
71006309264039453710	WEST STATES VENTURE GROUP, LLC 3844 DENVER AVE KLAMATH FALLS, OR 97603	\$2.65	\$2.15
71006309264039453727	WEST STATES VENTURE GROUP LLC 905 MAIN STREET, SUITE 206 KLAMATH FALLS, OR 97601	\$2.65	\$2.15
71006309264039453734	KLAMATH IRRIGATION DISTRICT 6640 K.I.D. LANE KLAMATH FALLS, OR 97603	\$2.65	\$2.15
71006309264039453741	SAMUEL H. NELSON, SR. WEST STATE'S VENTURE GROUP, LLC 3844 DENVER AVENUE KLAMATH FALLS, OR 97603	\$2.65	\$2.15
71006309264039453758	LARRY SOWELL WEST STATE'S VENTURE GROUP, LLC 3844 DENVER AVENUE KLAMATH FALLS, OR 97603	\$2.65	\$2.15
71006309264039453765	LONNIE JACOBS WEST STATE'S VENTURE GROUP, LLC 3844 DENVER AVENUE KLAMATH FALLS, OR 97603	\$2.65	\$2.15
71006309264039453772	SAMUEL H. NELSON, SR. WEST STATE'S VENTURE GROUP, LLC 905 MAIN STREET, SUITE 206	\$2.65	\$2.15
		\$21.20	\$17.20

Number of Pieces by Sender 8	Number of Pieces Received 8	Postmaster (Name) Receiving Employee	Mail By (Name) Sending Employee
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I certify (or Declare) under penalty of perjury under the laws of the State of CA that the foregoing is true and correct

7/31/07
(Date)

Melissa Corbin
(Declarant)



Declaration of Mailing

Trustee's Sale No. fc16731-5

I, the undersigned, declare:

That I am an officer, agent, or employee of FORECLOSURELINK, INC.

whose business address is 5006 SUNRISE BLVD., SUITE 200, FAIR OAKS, CA 95628

I am over the age of eighteen years; On 07/31/2007 by Certified mail, enclosed in a sealed envelope with postage

fully prepaid, I deposited in the United States Post Office at Fair Oaks

notices, a true and correct copy of which is hereunto attached and made part hereof, addressed to the following:

Date: 07/31/2007

Mailing: Required

Page: 2

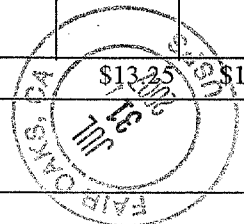
Number of Article	Name of Addressee, Street, and Post Office Address	Cert. Fee	R.R. Fee
	KLAMATH FALLS, OR 97601		
71006309264039453789	LARRY SOWELL WEST STATE'S VENTURE GROUP, LLC 905 MAIN STREET, SUITE 206 KLAMATH FALLS, OR 97601	\$2.65	\$2.15
71006309264039453796	LONNIE JACOBS WEST STATE'S VENTURE GROUP, LLC 905 MAIN STREET, SUITE 206 KLAMATH FALLS, OR 97601	\$2.65	\$2.15
71006309264039453802	SAMUEL H. NELSON, SR. WEST STATE'S VENTURE GROUP, LLC 854 GARDENDALE AVE MEDFORD, OR 97504	\$2.65	\$2.15
71006309264039453819	LONNIE GENE JACOBS AKA LONNIE JACOBS WEST STATE'S VENTURE GROUP, LLC 1661 MANZANITA STREET KLAMATH FALLS, OR 97601	\$2.65	\$2.15
71006309264039453826	LARRY SOWELL AKA LAWRENCE SOWELL WEST STATE'S VENTURE GROUP, LLC P.O. BOX 422 MERRILL, OR 97633	\$2.65	\$2.15

Number of Pieces by Sender	Number of Pieces Received	Postmaster (Name) Receiving Employee	Mail By (Name) Sending Employee
5	5		

I certify (or Declare) under penalty of perjury under the laws of the State of CA that the foregoing is true and correct

7/31/07
(Date)

Melissa Crum
(Declarant)



STATE OF California
COUNTY OF Sacramento

On November 6, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Lauren Meyer personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Misty Montgomery



**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

I, ROBERT W. BOLENBAUGH, 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 19 day of July 2007, after personal inspection, I found the following described real property to
be unoccupied.

Commonly described as (3844 Denver Ave. Klamath Falls, OR 97603)
Posted Notice on the front door.

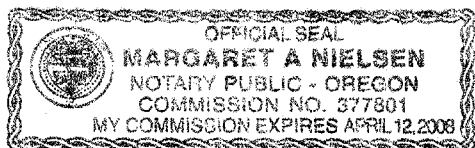
I declare under the penalty of perjury that the above statements are true and correct.



(Signed and Dated)

July 20, 2007
ROBERT W. BOLENBAUGH

Subscribed and Sworn to before me this 20 day of July, 2007



Margaret A. Nielsen
NOTARY PUBLIC OF OREGON

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 # 9604

Notice of Sale/West State's Venture Group

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)
Four

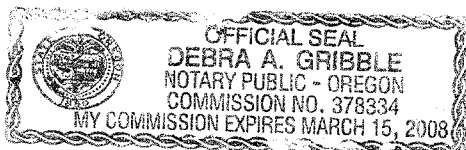
Insertion(s) in the following issues:

October 3, 10, 17, 24, 2007

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: October 24, 2007

Debra A Gribble
Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79-5010, et seq. Trustee No.: FC16731-5 Loan No.: Title No.: 3381502

Reference is made to that certain Trust Deed made by West State's Venture Group, LLC, as Grantor, to Aspen Title & Escrow, Inc., as Trustee, in favor of Carol Smith, Trustee of the Carol Nina Warfel Smith Revocable Trust, as Beneficiary, dated 7/7/2006, Recorded on 07/12/2006 as Document No. M06-14066 and re-recorded on 07/25/2006 as Document No. M06-14904 in the mortgage records of Klamath County, Oregon in book/reel/volume No., page. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by Carol Smith, Trustee of the Carol Nina Warfel Smith Revocable Trust; Julie Lane; Fiserv ISS & Co. Custodians FBO Joann Fairbanks IRA; Ameriprise Financial, Custodians FBO Carol Smith Profit Sharing Account #0011-3443-1876-8-002; Leon F. Talesfore and Patricia R. Talesforce, Custodians of the Leon F. Talesfore and Patricia R. Talesforce Revocable Trust created U/D 4/27/94; Darleen Warfel; Geraldine Arney; Fiserv ISS & Co. Custodians FBO Josie Gavaron IRA; Charmine Brooks; Ameriprise Financial, Custodians FBO Robert Brooks Profit Sharing Plan. Said Trust Deed encumbers the following

ing described real property situated in said county and state, to-wit: Exhibit A The SE 1/4 of the NE 1/4 of section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning 330 feet south and 279.16 feet east of the southwest corner of the NE 1/4 of the NE 1/4 of section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 137 feet; thence South 274 feet; thence Northwest along U.S.R.S. ditch to a point South of the point of beginning; thence North 203 feet to the point of beginning. CODE 041 MAP 3909-010AD TL 00800 KEY #541818 Account No.: R541818 The street address or other common designation, if any, of the real property described above is purported to be: 3844 Denver Avenue, Klamath Falls, OR

97603. The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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: monthly payments of \$1,000.00 beginning 10/01/2006, together with title expenses, costs, trustee's fees and attorney's fees incurred herein by reason of said default, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

Also, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Deed of Trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

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: Principal balance of \$100,000.00 with interest thereon at the rate of 12.000% per annum from 09/01/2006, together with any late charge(s), delinquent taxes, insurance premiums, impounds and advances; senior liens and encumbrances which are delinquent or become delinquent together with title expense, costs, trustee's fees and any attorney's fees and court costs, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

Wherefore, notice hereby is given that,



First American Title Insurance Company, the undersigned trustee will, on 11/28/2007, at the hour of 10:00AM in accord with the standard of time as established by O.R.S. 187.110, At the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR, sell at public auction to the highest bidder for cash, the interest in the said described real property which the Grantor has or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor his 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 reasonable charge by the trustee. Notice is further given that any person named in O.R.S. 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 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.

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 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: 7/17/2007.
First American Title Insurance Company,
Trustee By: ForeclosureLink, Inc.,
Agent Lauren Meyer, Senior Trustee
Sale Officer. Direct
Inquiries to: Carol
Smith ET AL, P.O.
Box 3302, Jacksonville, OR 97544 (541)
846-1300. 320417 10/3,
10/10, 10/17,
10/24/2007.
#9604 October 3, 10,
17, 24, 2007.

TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79-5010, et seq.

Trustee No.: fc16731-5 Loan No.: Title No: 3381502

Reference is made to that certain Trust Deed made by WEST STATE'S VENTURE GROUP, LLC, as Grantor, to ASPEN TITLE & ESCROW, INC., as Trustee, in favor of CAROL SMITH, TRUSTEE OF THE CAROL NINA WARFEL SMITH REVOCABLE TRUST, as Beneficiary, dated 07/07/2006, Recorded on 07/12/2006 AS DOCUMENT NO. M06-14066 AND RE-RECORDED ON 07/25/2006 AS DOCUMENT NO. M06-14904, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. ---, Page ---. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by CAROL SMITH, TRUSTEE OF THE CAROL NINA WARFEL SMITH REVOCABLE TRUST; JULIE LANE; FISERV ISS & CO. CUSTODIANS FBO JOANN FAIRBANKS IRA; AMERIPRISE FINANCIAL, CUSTODIANS FBO CAROL SMITH PROFIT SHARING ACCOUNT #0011-3443-1876-8-002; LEON F. TALESFORE AND PATRICIA R. TALESFORE, CUSTODIANS OF THE LEON F. TALESFORE AND PATRICIA R. TALESFORE REVOCABLE TRUST CREATED U/D 4/27/94; DARLEEN WARFEL; GERALDINE ARNEY; FISERV ISS & CO., CUSTODIANS FBO JOSIE GAVRON IRA; CHARMINE BROOKS; AMERIPRISE FINANCIAL, CUSTODIANS FBO ROBERT BROOKS PROFIT SHARING PLAN

Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

ACCOUNT NO.: R541818

The street address or other common designation, if any, of the real property described above is purported to be: 3844 DENVER AVENUE, KLAMATH FALLS, OREGON 97603

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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: monthly payments of \$1,000.00 beginning 10/01/2006, together with title expenses, costs, trustee's fees and attorney's fees incurred herein by reason of said default, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Deed of Trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

TRUSTEE'S NOTICE OF SALE

Trustee No.: fc16731-5 Loan No.: Title No: 3381502

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:

Principal balance of \$100,000.00 with interest thereon at the rate of 12.000% per annum from 09/01/2006, together with any late charge(s), delinquent taxes, insurance premiums, impounds and advances; senior liens and encumbrances which are delinquent or become delinquent together with title expense, costs, trustee's fees and any attorney's' fees and court costs, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that, FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will, on **11/28/2007, at the hour of 10:00AM** in accord with the standard of time as established by O.R.S. 187.110, AT THE MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 316 MAIN ST., KLAMATH FALLS, OR, sell at public auction to the highest bidder for cash, the interest in the said described real property which the Grantor has or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor his 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 reasonable charge by the trustee.

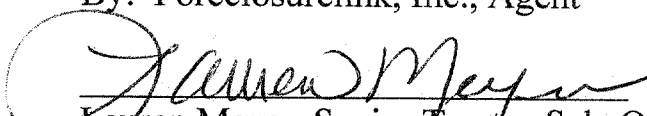
Notice is further given that any person named in O.R.S. 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such 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 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.

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 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: 7-17-07

FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee

By: Foreclosurelink, Inc., Agent


Lauren Meyer, Senior Trustee Sale Officer

DIRECT INQUIRIES TO: CAROL SMITH ET AL, P.O. BOX 3302,
JACKSONVILLE, OR 97544 (541) 846-1300

Exhibit A

The SE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 330 feet South and 279.16 feet East of the Southwest corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 137 feet; thence South 274 feet; thence Northwest along U.S.R.S. ditch to a point South of the point of beginning; thence North 203 feet to the point of beginning.

CODE 041 MAP 3909-010AD TL 00800 KEY #541818