

2008-000770

Klamath County, Oregon



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01/17/2008 03:12:50 PM

Fee: \$76.00

RECORDING COVER SHEET

Pursuant to ORS 205.234

After recording return to:
Sabrina P. Loiselle
Miller Nash LLP
3400 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204-3699

1st 1092430

1. Affidavit of Mailing Trustee's Notice of Sale (with original Trustee's Notice of Sale attached hereto);
2. Affidavit/Proof of Service; and
3. Affidavit of Publication.

Original Trustor(s) on Trust Deed:

Camco Development and Construction Inc.

Beneficiary:

U.S. Bank N.A.

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.

PDXDOCS:1430273.1

F76-

After Recording Return To:
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Miller Nash LLP
3400 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204-3699

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS

I, Sabrina P. Loiselle, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned, I was and now am a competent person over the age of eighteen years and not the beneficiary or its successor in interest named in the attached original trustee's notice of sale given under the terms of that certain deed of trust described in the Notice (the "Trust Deed").

I gave notice of the sale of the real property described in the attached trustee's notice of sale by mailing true copies thereof by both first-class and certified mail with return receipt requested to each of the following persons, at their respective last-known addresses on September 18, 2007, as follows:

Camco Development and Construction Inc.
2795 Anderson Avenue, Suite 102
Klamath Falls, OR 97603

Camco Development and Construction
Inc.
c/o Jana Waltman
3831 Hope Street
Klamath Falls, OR 97603

Transworld Systems, Inc.
2235 Mercury Way, Suite 275
Santa Rosa, CA 95407

Transworld Systems, Inc.
2520 S. 170th Street
New Berlin, WI 53151

Transworld Systems, Inc.
c/o CT Corporation System—Registered
Agent
388 State Street, Suite 420
Salem, OR 97301

Transworld Systems, Inc.
c/o C. Thomas Davis
12220 S.W. First Street
Beaverton, OR 97005

Gleaves Swearingen Potter & Scott LLP
P.O. Box 1147
Eugene, OR 97440

Gleaves Swearingen Potter & Scott LLP
975 Oak Street, Suite 800
Eugene, OR 97401

Gleaves Swearingen Potter & Scott LLP
c/o Frederick A. Batson—Partner
975 Oak Street, Suite 800
Eugene, OR 97401

State of Oregon
Employment Department
875 Union Street, N.E., Room 107
Salem, OR 97311

Oregon Department of Revenue
955 Center Street, N.E.
Salem, OR 97301-2555

State of Oregon
Mr. Hardy Myers – Attorney General
Attorney General's Office
1162 Court Street, N.E.
Salem, Oregon 97310

Oregon Department of Revenue
Dennis Mayea—Revenue Agent
PTAC – Compliance – Bend
P.O. Box 14725
Salem, OR 97309-5018

Klamath County Tax Assessor
305 Main Street
Klamath Falls, OR 97601

Stanley W. Fortner
P.O. Box 778
Auburn, CA 95603

Stanley W. Fortner
2905 Christian Valley Road
Auburn CA 95602

SAIF Corporation
400 High Street, SE
Salem, OR 97312

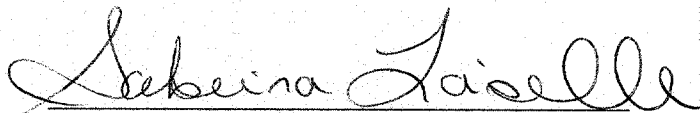
SAIF Corporation
Attn: Michael Mueller—Registered
Agent
400 High Street, SE
Salem, OR 97312

District Director – Internal Revenue
Service
Attn: Chief, Special Procedures Section
915 Second Avenue, M/S W246-Lien Desk
Seattle, WA 98174

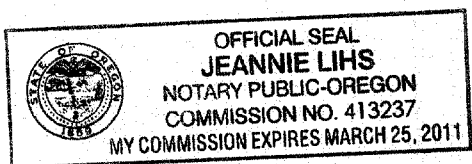
These persons include (a) the grantor in the Trust Deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 set forth in ORS 86.785.

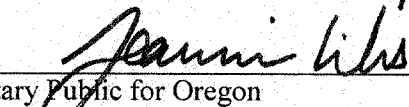
Each notice so mailed was certified to be a true copy of the original trustee's notice of sale. Each true copy of said trustee's notice of sale was mailed in a sealed envelope with postage thereon fully prepaid and deposited in the United States Post Office at Portland, Oregon. Each true copy of said trustee's notice of sale was mailed after the notice of default and election to sell was recorded.

As used herein, the singular includes the plural and the word "person" includes a corporation and any other legal entity.


Sabrina P. Loiselle

SUBSCRIBED AND SWORN to before me this 14th day of January, 2008.




Notary Public for Oregon

After recording, return to:

Sabrina P. Loiselle
Miller Nash LLP
111 S.W. Fifth Avenue, Suite 3400
Portland, Oregon 97204-3699

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain deed of trust, as amended, (the "Trust Deed") dated **April 19, 2006**, executed by **Camco Development and Construction Inc.** (the "Grantor") to **U.S. Bank Trust Company, N.A.** (the "Trustee"), to secure payment and performance of certain obligations of Grantor to **U.S. Bank N.A.** (the "Beneficiary"), including repayment of an installment or single payment note dated **April 19, 2006**, in the principal amount of \$55,000.00 as amended (the "Note"). The Trust Deed was recorded on **April 24, 2006**, in **Volume M06 at Page 07934** in the official real property records of Klamath County, Oregon. In addition to the Note, the Trust Deed secures other unpaid obligations owed by Grantor to Beneficiary. These additional unpaid obligations are not included within the default described herein and are not the subject of this Trustee's Notice of Sale.

The legal description of the real property covered by the Trust Deed is as follows:

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

All of Block 11, Second Addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Lots 1, 2, 3, 4 and 5, Block 11 as conveyed to the city of Klamath Falls by deed recorded September 25, 1959, in Volume 316, Page 162.

No action has been instituted to recover the obligation, or any part thereof, now remaining secured by the Trust Deed or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

The default for which the foreclosure is made is Grantor's failure to pay the Note in full on its maturity date.

By reason of said default, all sums owing under the Note which are secured by the Trust Deed are immediately due and payable to U.S. Bank N.A. which sums are as follows: (a) the principal amount of \$55,000.00 as of August 29, 2007, (b) accrued interest of \$2,119.79 as of August 29, 2007, and interest accruing thereafter on the principal amount at the rate set forth in the Note until fully paid, (c) late charges in the amount of \$21.19 as of August 29, 2007, plus any late charges accruing thereafter and any other expenses or fees, (d) amounts that U.S. Bank N.A. has paid on or may hereinafter pay to protect the lien, including by way of illustration, but not limitation, taxes, assessments, interest on prior liens, and insurance

premiums, and (e) expenses, costs and attorney and trustee fees incurred by U.S. Bank N.A., including the cost of a trustee's sale guarantee and any other environmental or appraisal report.

By reason of said default, U.S. Bank N.A., as beneficiary under the Trust Deed, and the Successor Trustee have elected to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.795 and to sell the real property identified above to satisfy the obligation owed under the Note that is secured by the Trust Deed.

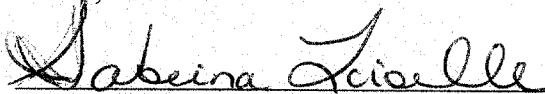
NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or Successor Trustee's agent will, on **January 23, 2008, at one o'clock (1:00) p.m., based on the standard of time established by ORS 187.110, just outside the main entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon**, sell for cash at public auction to the highest bidder the interest in said real property, which Grantor has or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest that Grantor or the successors in interest to Grantor acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale.

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 U.S. Bank N.A., as beneficiary under the Trust Deed, 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 and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, and the word "grantor" includes any successor in interest of 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" include their respective successors in interest, if any.

For further information, please contact Sabrina P. Loiselle at her mailing address of Miller Nash LLP, 111 S.W. Fifth Avenue, Suite 3400, Portland, Oregon 97204 or telephone her at (503) 224-5858.

DATED this 10th day of September, 2007.



Sabrina P. Loiselle
Successor Trustee

STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

I, the undersigned, certify that the foregoing document is a complete and exact copy of the original Trustee's Notice of Sale.

SUBSCRIBED and sworn to before me this ____ day of _____, 2007.

Notary Public for Oregon
My commission expires: _____

File No. 080121-0333 Grantor: Camco Development and Construction, Inc. Beneficiary: U.S. Bank N.A.
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**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 **Block 11, 2nd Addition (No Street Address)**

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to _
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 _____

Block 11, 2nd Addition Klamath Falls, OR 97603 - **Block 11 is just vacant lots, with no Existing Buildings**

ADDRESS OF SERVICE

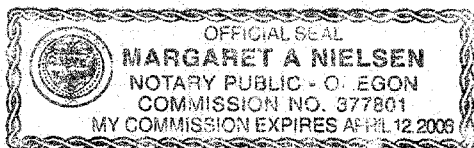
I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the
State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party,
Corporation or otherwise, that the person, firm or corporation served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

September 25, 2007 4:45pm
DATE OF SERVICE TIME OF SERVICE

☐ or non occupancy

By: *A. Thompson*

Subscribed and sworn to before on this 27th day of September, 2007.



Margaret A. Nielsen
Notary Public for 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 # 9715

Notice of Sale/U.S. Bank Trust Co./Camco Dev.

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:

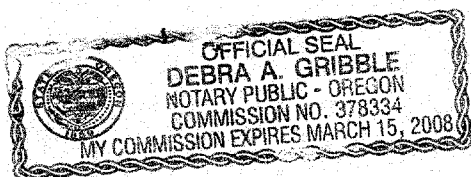
December 10, 17, 24, 31, 2007

Total Cost: \$972.29

Subscribed and sworn by Jeanine P Day
before me on: October 31, 2007

Debra A Gribble
Notary Public of Oregon

My commission expires March 15, 2008



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NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or Successor Trustee's agent will, on January 23, 2008, at one o'clock (1:00) p.m., based on the standard of time established by ORS 187.110, just outside the main entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, sell for cash at public auction to the highest bidder the interest in said real property, which Grantor has or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest that Grantor or the successors in interest to Grantor acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale.

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 U.S. Bank N.A., as beneficiary under the Trust Deed, 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 and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, and the word "grantor" includes any successor in interest of 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" include their respective successors in interest, if any.

For further information, please contact Sabrina P. Loisel at her mailing address of Miller Nash LLP, 111 S.W. Fifth Avenue, Suite 3400, Portland, Oregon 97204 or telephone her at (503) 224-5858.

Dated this 10th day of September, 2007.
Sabrina P. Loisel,
Successor Trustee
File No. 080121-0333.
#9715 December 10,
17, 24, 31, 2007.