

2008-007634

Klamath County, Oregon



00046801200800076340130136

05/27/2008 03:18:29 PM

Fee: \$96.00

RECORDING COVER SHEET
Pursuant to ORS 205.234

After recording return to:
Jeanne Kallage Sinnott, Successor Trustee
Miller Nash LLP
3400 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204-3699

1st 1130621

1. Affidavit of Mailing Trustee's Notice of Sale (with original Trustee's Notice of Sale attached hereto);
2. Affidavit Regarding Notice of Nonjudicial Sale to United States (Internal Revenue Service);
3. Affidavit of Non-Occupancy;
4. Affidavit of Vacant Lot; and
5. 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.

After Recording Return To:

Sabrina P. Loiselle

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)
) SS
COUNTY OF MULTNOMAH)

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 January 17, 2008, 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, OR 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

Granite Building Products, Inc.
Post Office Box 848
Spokane Valley, WA 99037

Granite Building Products, Inc.
c/o William G. Fig
Sussman Shank LLP
1000 S.W. Broadway, Suite 1400
Portland, OR 97205

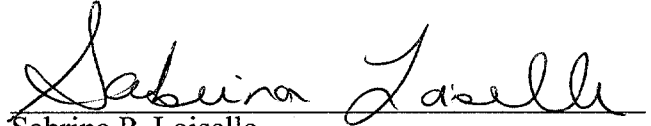
Granite Building Products, Inc.
c/o Randall & Danskin PS—
Registered Agent
601 W Riverside, #1500
Spokane, WA 99201

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

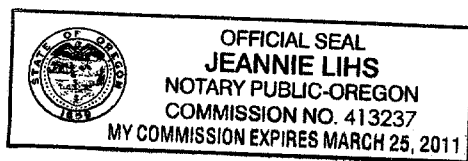
of record or the beneficiary has actual notice of the lien or interest; and (d) any person requesting notice as set forth in ORS 86.785.

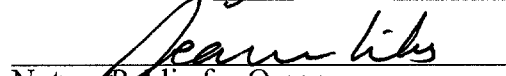
Each notice so mailed was certified to be a true copy of the original trustee's notice of sale. Each true copy of said trustee's notice of sale was mailed in a sealed envelope with postage thereon fully prepaid and deposited in the United States Post Office at Portland, Oregon. Each true copy of said 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 31 day of January, 2008.




Notary Public for Oregon
My commission expires: 03/25/11

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 (the "Trust Deed") dated **November 7, 2006**, as amended, 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 a promissory note dated **November 7, 2006**, in the principal amount of \$257,000 (the "Note"). In addition to the Note, the Trust Deed secures other 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 Notice of Default and Election to Sell.

The Trust Deed was recorded on **November 9, 2006**, in **Volume 2006 at Page 022484** in the official real property records of Klamath County, Oregon, and was amended by that instrument recorded August 13, 2007, in Volume 2007, at Page 014243 in the official real property records of Klamath County, Oregon.

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

Lots 5 and 6, Block 19, and Lots 11 and 12, Block 20, 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.

Commonly known as: 2024 Lancaster Ave. & 2006 Lexington Ave.,
Klamath Falls, Oregon 97601

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, U.S. Bank N.A., as beneficiary under the Trust Deed, has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable which sums are as follows: (a) the principal amount of \$257,000.00 as of December, 20, 2007, (b) accrued interest of \$16,672.88 as of December 20, 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 \$99.05 as of December 20, 2007, plus any late charges accruing thereafter and any other expenses or fees owed under the Note or Trust Deed, (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., in foreclosure, 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 that is secured by the Trust Deed.

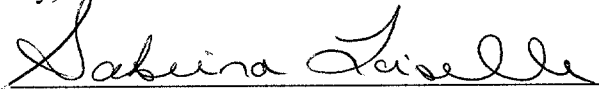
NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or Successor Trustee's agent will, on **May 28, 2008, at one o'clock (1:00) p.m., based on the standard of time established by ORS 187.110, just outside the main entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon**, 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 17th day of January, 2008.


Sabrina P. Loiselle
Successor Trustee

File No. 080121-0333 Grantor: Camco Development and Construction Inc. Beneficiary: U.S. Bank N.A.

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 (the "Trust Deed") dated **November 7, 2006**, as amended, 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 a promissory note dated **November 7, 2006**, in the principal amount of \$257,000 (the "Note"). In addition to the Note, the Trust Deed secures other 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 Notice of Default and Election to Sell.

The Trust Deed was recorded on **November 9, 2006**, in **Volume 2006 at Page 022484** in the official real property records of Klamath County, Oregon, and was amended by that instrument recorded August 13, 2007, in Volume 2007, at Page 014243 in the official real property records of Klamath County, Oregon.

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

Lots 5 and 6, Block 19, and Lots 11 and 12, Block 20, 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.

Commonly known as: 2024 Lancaster Ave. & 2006 Lexington Ave.,
Klamath Falls, Oregon 97601

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, U.S. Bank N.A., as beneficiary under the Trust Deed, has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable which sums are as follows: (a) the principal amount of \$257,000.00 as of December, 20, 2007, (b) accrued interest of \$16,672.88 as of December 20, 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 \$99.05 as of December 20, 2007, plus any late charges accruing thereafter and any other expenses or fees owed under the Note or Trust Deed, (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., in foreclosure, 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 that is secured by the Trust Deed.

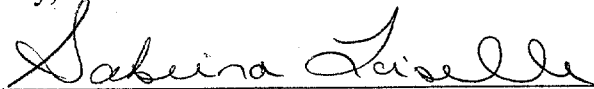
NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or Successor Trustee's agent will, on **May 28, 2008, at one o'clock (1:00) p.m., based on the standard of time established by ORS 187.110, just outside the main entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon**, 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 17th day of January, 2008.



Sabrina P. Loiselle
Successor Trustee

File No. 080121-0333 Grantor: Camco Development and Construction Inc. Beneficiary: U.S. Bank N.A.

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, STAN O'DELL, 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 29th day of January 2008, after personal inspection, I found the following described real property to be unoccupied.

Commonly described as (2006 Lexington Ave. Klamath Falls, Oregon 97601)

Comments: 1/25/08 4:46 pm I posted a copy of the Trustee's Notice of Sale to the front door of 2006 Lexington Ave. After inspection I found the Mobile Home to be empty, there is no foundation, no tracks, no power lines, and there is still a Klamath County Appraiser Tag on back door from 9/4/07.

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

Stan O'Dell 1-29-08

(Signed and Dated)

Subscribed and Sworn to before me this 29th day of January, 2008.



Margaret A. Nielsen
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES:

JEFFERSON STATE ADJUSTERS

RECOVERY IS OUR BUSINESS

1135 Pine Street

Klamath Falls, Oregon 97601

Phone: (541) 882-8036 Fax: (541) 883-2129

**AFFIDAVIT OF
VACANT LOT**

STATE OF OREGON
COUNTY OF KLAMATH

I, STAN ODELL, 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 29th day of January 2008, after personal inspection, I found the following described real property to be a vacant lot.

Commonly described as (2024 Lancaster Ave. Klamath Falls, Oregon 97601)

Comments: 1/25/08 4:42 pm After personal inspection at 2024 Lancaster Ave. I found the property to be a vacant lot. At one time there was a mobile home on lot, but is now gone.

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

Stan Odell 1-29-08
(Signed and Dated)

Subscribed and Sworn to before me this 29th day of January, 2008.



Margaret A. Nielsen
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES:

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 # 10010

Notice of Sale/Camco Dev. & Construction Inc.

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:

April 3, 10, 17, 24, 2008

Total Cost: \$1,184.61

Subscribed and sworn by Jeanine P Day
before me on: April 24, 2008

Beth Furtado
Notary Public of Oregon

My commission expires November 15, 2008



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain deed of trust, (the "Trust Deed") dated November 7, 2006, as amended, 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 a promissory note dated November 7, 2006, in the principal amount of \$257,000 (the "Note"). In addition to the Note, the Trust Deed secures other 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 Notice of Default and Election to Sell.

The Trust Deed was recorded on November 9, 2006, in Volume 2006 at Page 022484 in the official real property records of Klamath County, Oregon, and was amended by that instrument recorded August 13, 2007, in Volume 2007, at Page 014243 in the official real property records of Klamath County, Oregon.

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

Lots 5 and 6, Block 19, and Lots 11 and 12. Block 20, 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.

Commonly known as: 2024 Lancaster Ave. & 2006 Lexington Ave., Klamath Falls, Oregon 97601.

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, U.S. Bank, N.A., as beneficiary under the Trust Deed, has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable which sums are as follows: (a) the principal amount of \$257,000.00 as of December 20, 2007, (b) accrued interest of \$16,672.88 as of December 20, 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 \$99.05 as of December 20, 2007, plus any late charges accruing thereafter and any other expenses or fees owed under the Note or Trust Deed, (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., in foreclosure, 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 that is secured by the Trust Deed.



NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or Successor Trustee's agent will, on May 28, 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 17th day of January, 2008.

Sabrina P. Loiselle,

Successor Trustee

File No. 080121-0333.

Grantor: Camco Development
and Construction Inc.

Beneficiary: U.S. Bank N.A.

#10010 April 3, 10, 17, 24, 2008.