

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation  
P.O. Box 22604  
525 East Main Street  
El Cajon, CA 92022-9004

2008-010472

Klamath County, Oregon



07/22/2008 11:58:16 AM

Fee: \$101.00

1st 1186899  
T.S. NO.: 1136030-09  
LOAN NO.: 0004644835

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } SS  
COUNTY OF SAN DIEGO }

I, Angie Gomez being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached Notice of Sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached Notice of Sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

SEE ATTACHED

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by TAMMY LAIRD, for CAL-WESTERN RECONVEYANCE CORPORATION, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail in San Diego County, California, on March 04, 2008. Each of said notices was mailed after the Notice of Default and Election to Sell described in said Notice of Sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

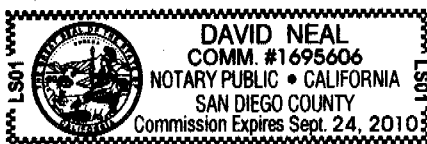
Angie Gomez  
Affiant

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

MAR 13 2008

SUBSCRIBED AND SWORN to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

[Signature]  
Notary Public



### TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX4835

T.S. No: 1136030-09

Reference is made to that certain deed made by  
THOMAS J GUTHRIE AND RUBY C GUTHRIE HUSBAND AND WIFE  
as Grantor to  
AMERITITLE, as Trustee, in favor of

R W COX & ASSOCIATES LLC DBA COX BEARD & JACOBSON LCC  
as Beneficiary,

dated May 05, 2006, recorded May 09, 2006, in official records of KLAMATH County, OREGON in  
book/reel/volume No. M06 at  
page No. 09238, fee/file/instrument/microfilm/reception No. XX covering the following described real  
property situated in the said County and State, to-wit:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF ALAMEDA STREET, MORE  
COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

Commonly known as:

229 CRATER LAKE PARKWAY KLAMATH FALLS OR 97601

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations  
secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised  
Statutes: the default for which the foreclosure is made is the grantor's:  
Failure to pay the monthly payment due December 1, 2007 of principal, interest and impounds and  
subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by  
beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$1,172.36 Monthly Late Charge \$50.45

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust  
immediately due and payable, said sums being following, to-wit: The sum of \$151,302.65 together with  
interest thereon at the rate of 6.875 % per annum, from November 01, 2007 until paid; plus all accrued  
late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary  
pursuant to the terms and conditions of the said deed of trust.

**TRUSTEE'S NOTICE OF SALE**

Loan No: XXXXXXX4835  
T.S. No: 1136030-09

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on June 27, 2008 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at  
**AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE  
316 MAIN STREET**

City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any.

Dated: February 20, 2008

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: Tammy Laird  
Tammy Laird

TS.1136030-09

## Exhibit "A"

## Exhibit "A"

Beginning at a point on the Northeasterly line of Alameda Street, which point is 97.4 feet in a Southeasterly direction along the arc of a  $3^{\circ} 55'$  curve to the left (said curve being the said Northeasterly line of Alameda Street) from the most Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence; continuing along the said  $3^{\circ} 55'$  curve to the left a distance of 40 feet, more or less, to its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said Northerly line of Williams Addition, South  $89^{\circ} 20'$  East a distance of 7.67 feet, more or less, to a point; thence North  $31^{\circ} 51'$  East (along what would be a radial line to the above mentioned  $3^{\circ} 55'$  curve if same had been extended 48.7 feet from the above point of beginning) a distance of 69.8 feet to a point; thence in a Northwesterly direction a distance of 46 feet, more or less, to a point on the Southeasterly line of the property deeded to Cecil Humphrey, May 26, 1928, in Volume 83, page 312, Deed Records of Klamath County, Oregon; thence in a Southwesterly direction along said Humphrey property 75 feet to the point of beginning, said tract being a portion of Lot 15, Block 42, HOT SPRINGS 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.

ALSO that tract of land more particularly described as follows: Beginning at the most Northwesterly corner of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, and running thence South  $89^{\circ} 20'$  East along the North line of said Block 1A, a distance of 7.67 feet to a point; thence South  $31^{\circ} 51'$  West a distance of 3.06 feet to a point on the Northeasterly line of Alameda Street; thence North  $66^{\circ} 05'$  West along the Northeasterly line of Alameda Street 6.63 feet, more or less to the point of beginning, said tract being a portion of Block 1A, WILLIAMS 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.

3/5/2008 12:45:13 AM Sender: CalWestern Reconveyance  
525 E Main  
El Cajon CA 92020

Postal Class: First Class

Type of Mailing: NOS

Affidavit Attachment: 1136030-09 030 03040950 CWR

Postal Number Sequence Recipient Name

11041994141009909860  
1 THOMAS GUTHRIE

11041994141009909884  
2 THOMAS GUTHRIE

11041994141009909891  
3 OCCUPANT

11041994141009909907  
4 THOMAS J GUTHRIE

11041994141009909921  
5 RUBY C GUTHRIE

11041994141009909945  
6 RUBY C GUTHRIE

Address Line 1/3

229 N CRATER LAKE PKW

1905 ORCHARD HOME DR

229 N CRATER LAKE PKW

229 CRATER LAKE PARKWAY

229 CRATER LAKE PARKWAY

229 CRATER LAKE PKW

Address Line 2/4

KLAMATH FALLS OR 97601

MEDFORD OR 97501

KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601

KLAMATH FALLS OR 97601

Unofficial Copy

3/5/2008 12:45:13 AM Sender: CalWestern Reconveyance  
525 E Main  
El Cajon CA 92020

Postal Class: Certified - Ret  
Type of Mailing: NOS

Affidavit Attachment: 1136030-09 030 03040950 CWR

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71041994141013163762	1	THOMAS GUTHRIE	229 N CRATER LAKE PKW	KLAMATH FALLS OR 97601
71041994141013163779	2	THOMAS GUTHRIE	1905 ORCHARD HOME DR	MEDFORD OR 97501
71041994141013163786	3	OCCUPANT	229 N CRATER LAKE PKW	KLAMATH FALLS OR 97601
71041994141013163793	4	THOMAS J GUTHRIE	229 CRATER LAKE PARKWAY	KLAMATH FALLS OR 97601
71041994141013163809	5	RUBY C GUTHRIE	229 CRATER LAKE PARKWAY	KLAMATH FALLS OR 97601
71041994141013163823	6	RUBY C GUTHRIE	229 CRATER LAKE PKW	KLAMATH FALLS OR 97601

UNOFFICIAL COPY

Klamath County, Oregon  
R W COX & ASSOCIATES LLC, beneficiary  
THOMAS J GUTHRIE & RUBY C GUTHRIE, grantor  
CAL-WESTERN RECONVEYANCE CORPORATION, trustee/successor trustee  
TS # 1136030-90  
REF # 176316

**AFFIDAVIT OF SERVICE**

I hereby certify that I am a competent person 18 years of age or older and meet the requirements in the state of service, am not the beneficiary of the trustee named in the original trustee's Notice of Sale, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I further certify that according to the records maintained in this office, service was made of the foregoing **TRUSTEE'S NOTICE OF SALE** upon the **OCCUPANTS of 229 CRATER LAKE PARKWAY, Klamath Falls, OR 97601**, by delivering or leaving true copies of said documents, as follows:

**PERSONAL SERVICE**

Upon **BENJAMIN McDONALD**, by delivering such true copy to him/her personally and in person at **229 CRATER LAKE PARKWAY, Klamath Falls, OR 97601**, on **April 24, 2008**, at **4:17 PM**.

**SUBSTITUTE SERVICE**

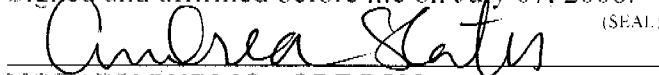
Upon **DANIEL LAMB & ERIKA JOLE**, by delivering such true copy to his/her dwelling house or usual place of abode to wit: **229 CRATER LAKE PARKWAY, Klamath Falls, OR 97601**, to **BENJAMIN McDONALD**, who is a person over the age of 14 years and a member of the household of the person served on **April 24, 2008**, at **4:17 PM**.



(signature)

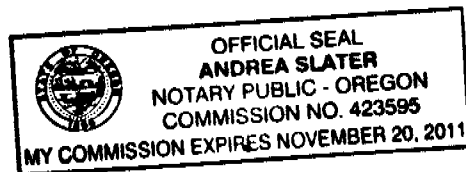
Gloria Carter

STATE OF OREGON, County of Multnomah.  
Signed and affirmed before me on July 07, 2008.

 (SEAL)

NOTARY PUBLIC - OREGON

CLIENT RELIABLE POSTING & PUBLISHING REF # 176316  
(PS# 45345)



INTERSTATE PROCESS SERVING, INC.\* PO Box 156, Beaverton OR 97075 \*  
503/452-7179

members of  
Oregon Association of Process Servers  
National Association of Professional Process Servers  
Washington State Process Servers Association

176316

Klamath County, Oregon  
R W COX & ASSOCIATES L.L.C, beneficiary  
THOMAS J GUTHRIE & RUBY C GUTHRIE, grantor  
CAL-WESTERN RECONVEYANCE CORPORATION, trustee/successor trustee  
TS # 1136030-90  
REF # 176316

AFFIDAVIT OF MAILING

NOTICE OF SUBSTITUTED SERVICE

to: DANIEL LAMB  
229 CRATER LAKE PARKWAY  
Klamath Falls OR 97601

You are hereby notified that you have been served with a TRUSTEE'S NOTICE OF SALE (hereafter called documents), a true copy is attached and enclosed. SUBSTITUTED SERVICE was made on **04/24/2008**, at **4:17 PM** by leaving a true copy of said documents with **BENJAMIN McDONALD**, who is a person of suitable age and a member of your household, to-wit: **229 CRATER LAKE PARKWAY, Klamath Falls, OR 97601**.

IPS# 45345

-----  
AFFIDAVIT OF MAILING

I certify that:

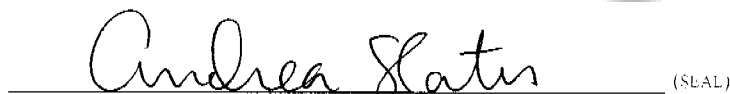
I mailed a Notice of Service, a complete copy of which appears above, together with a true copy of the documents referred to therein and attached thereto, to the person and to the address first appearing above.

The Notice set forth above, and true copies of the said documents were placed in a sealed envelope with first class postage thereon fully prepaid and deposited with the United States Post Office on **04/25/2008**, addressed as aforesaid.

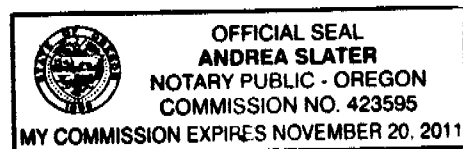
  
-----

STATE OF OREGON, County of Multnomah.

Signed and attested before me on July 07, 2008 by Gloria Carter.

  
----- (SEAL)

NOTARY PUBLIC - OREGON



CLIENT: RELIABLE POSTING & PUBLISHING REF # 176316  
IPS# 45345

INTERSTATE PROCESS SERVING, INC \* P.O. Box 156, Beaverton OR 97075 \* (503)452-7179

Klamath County, Oregon  
R W COX & ASSOCIATES LLC, beneficiary  
THOMAS J GUTHRIE & RUBY C GUTHRIE, grantor  
CAL-WESTERN RECONVEYANCE CORPORATION, trustee/successor trustee  
TS # 1136030-90  
REF # 176316

AFFIDAVIT OF MAILING  
NOTICE OF SUBSTITUTED SERVICE

to: ERIKA JOLE  
229 CRATER LAKE PARKWAY  
Klamath Falls OR 97601

You are hereby notified that you have been served with a TRUSTEE'S NOTICE OF SALE (hereafter called documents), a true copy is attached and enclosed. SUBSTITUTED SERVICE was made on **04/24/2008**, at **4:17 PM** by leaving a true copy of said documents with **BENJAMIN McDONALD**, who is a person of suitable age and a member of your household, to-wit: **229 CRATER LAKE PARKWAY, Klamath Falls, OR 97601**.

IPS# 45345

-----  
AFFIDAVIT OF MAILING

I certify that:

I mailed a Notice of Service, a complete copy of which appears above, together with a true copy of the documents referred to therein and attached thereto, to the person and to the address first appearing above.

The Notice set forth above, and true copies of the said documents were placed in a sealed envelope with first class postage thereon fully prepaid and deposited with the United States Post Office on **04/25/2008**, addressed as aforesaid.

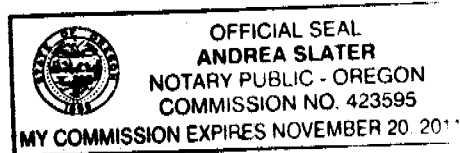
*Gloria Carter*

STATE OF OREGON, County of Multnomah.

Signed and attested before me on July 07, 2008 by *Gloria Carter*.

*Andrea Slater* (SEAL)

NOTARY PUBLIC - OREGON



CLIENT: RELIABLE POSTING & PUBLISHING REF # 176316  
IPS# 45345

INTERSTATE PROCESS SERVING, INC \* P.O. Box 156, Beaverton OR 97075 \* (503)452-7179

### TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX4835

T.S. No: 1136030-09

Reference is made to that certain deed made by  
THOMAS J GUTHRIE AND RUBY C GUTHRIE HUSBAND AND WIFE  
as Grantor to  
AMERITITLE, as Trustee, in favor of

R W COX & ASSOCIATES LLC DBA COX BEARD & JACOBSON LCC  
as Beneficiary,

dated May 05, 2006, recorded May 09, 2006, in official records of KLAMATH County, OREGON in  
book/reel/volume No. M06 at  
page No. 09238, fee/file/instrument/microfilm/reception No. XX covering the following described real  
property situated in the said County and State, to-wit:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF ALAMEDA STREET, MORE  
COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

Commonly known as:

229 CRATER LAKE PARKWAY KLAMATH FALLS OR 97601

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations  
secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised  
Statutes: the default for which the foreclosure is made is the grantor's:  
Failure to pay the monthly payment due December 1, 2007 of principal, interest and impounds and  
subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by  
beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$1,172.36 Monthly Late Charge \$50.45

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust  
immediately due and payable, said sums being following, to-wit; The sum of \$151,302.65 together with  
interest thereon at the rate of 6.875 % per annum, from November 01, 2007 until paid; plus all accrued  
late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary  
pursuant to the terms and conditions of the said deed of trust.

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX4835  
T.S. No: 1136030-09

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on June 27, 2008 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE 316 MAIN STREET

City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any.

Dated: February 20, 2008

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: Tammy Laird  
Tammy Laird

TS.1136030-09

## Exhibit "A"

## Exhibit "A"

Beginning at a point on the Northeasterly line of Alameda Street, which point is 97.4 feet in a Southeasterly direction along the arc of a  $3^{\circ} 55'$  curve to the left (said curve being the said Northeasterly line of Alameda Street) from the most Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence; continuing along the said  $3^{\circ} 55'$  curve to the left a distance of 40 feet, more or less, to its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said Northerly line of Williams Addition, South  $89^{\circ} 20'$  East a distance of 7.67 feet, more or less, to a point; thence North  $31^{\circ} 51'$  East (along what would be a radial line to the above mentioned  $3^{\circ} 55'$  curve if same had been extended 48.7 feet from the above point of beginning) a distance of 69.8 feet to a point; thence in a Northwesterly direction a distance of 46 feet, more or less, to a point on the Southeasterly line of the property deeded to Cecil Humphrey, May 26, 1928, in Volume 83, page 312, Deed Records of Klamath County, Oregon; thence in a Southwesterly direction along said Humphrey property 75 feet to the point of beginning, said tract being a portion of Lot 15, Block 42, HOT SPRINGS 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.

ALSO that tract of land more particularly described as follows: Beginning at the most Northwesterly corner of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, and running thence South  $89^{\circ} 20'$  East along the North line of said Block 1A, a distance of 7.67 feet to a point; thence South  $31^{\circ} 51'$  West a distance of 3.06 feet to a point on the Northeasterly line of Alameda Street; thence North  $56^{\circ} 05'$  West along the Northeasterly line of Alameda Street 6.63 feet, more or less to the point of beginning, said tract being a portion of Block 1A, WILLIAMS 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.

Klamath County, Oregon  
R W COX & ASSOCIATES LLC, beneficiary  
THOMAS J GUTHRIE & RUBY C GUTHRIE, grantor  
CAL-WESTERN RECONVEYANCE CORPORATION, trustee/successor trustee  
TS # 1136030-90  
REF # 176316

AFFIDAVIT OF SERVICE

I hereby certify that I am a competent person 18 years of age or older and meet the requirements in the state of service, am not the beneficiary of the trustee named in the original trustee's Notice of Sale, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I further certify that according to the records maintained in this office, service was made of the foregoing TRUSTEE'S NOTICE OF SALE upon an OCCUPANT of 229-1/2 CRATER LAKE PARKWAY, Klamath Falls, OR 97601, with copy(ies), as follows:

**SERVICE EFFECTED**

upon an Occupant at 229-1/2 CRATER LAKE PARKWAY, Klamath Falls, OR 97601, on April 24, 2008, at 4:17 PM.

**Date and Time**

04/24/2008 at 4:17 PM  
04/26/2008 at 5:45 PM  
04/28/2008 at 9:12 AM

**Attempts**

1st Attempt - POSTED  
2nd Attempt: POSTED  
3rd Attempt: SERVED

**SERVED** upon an adult occupant RICHARD WALKER, by delivering a true copy to him/her personally and in person.

*Gloria Carter*  
\_\_\_\_\_  
(signature)

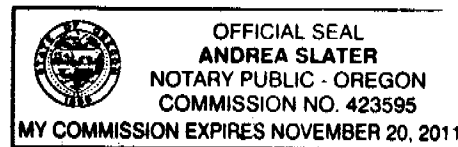
Gloria Carter

STATE OF OREGON, County of Multnomah.  
Signed and affirmed before me on July 07, 2008.

*Andrea Slater*  
\_\_\_\_\_  
(SEAL)

NOTARY PUBLIC - OREGON

CLIENT: RELIABLE POSTING & PUBLISHING REF # 176316  
IPS# 45809



INTERSTATE PROCESS SERVING, INC.\* PO Box 156, Beaverton OR 97075 \*  
503/452-7179

members of  
Oregon Association of Process Servers  
National Association of Professional Process Servers  
Washington State Process Servers Association

176316

## TRUSTEE'S NOTICE OF SALE

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T.S. No: 1136030-09

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AMERITITLE, as Trustee, in favor of

R W COX & ASSOCIATES LLC DBA COX BEARD & JACOBSON LCC  
as Beneficiary,

dated May 05, 2006, recorded May 09, 2006, in official records of KLAMATH County, OREGON in  
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page No. 09238, fee/file/instrument/microfilm/reception No. XX covering the following described real  
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Commonly known as:

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subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by  
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Monthly payment \$1,172.36 Monthly Late Charge \$50.45

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust  
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T.S. No: 1136030-09

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on June 27, 2008 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE 316 MAIN STREET

City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any.

Dated: February 20, 2008

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: Tammy Laird  
Tammy Laird

TS.1136030-09

## Exhibit "A"

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Beginning at a point on the Northeasterly line of Alameda Street, which point is 97.4 feet in a Southeasterly direction along the arc of a  $3^{\circ} 55'$  curve to the left (said curve being the said Northeasterly line of Alameda Street) from the most Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence; continuing along the said  $3^{\circ} 55'$  curve to the left a distance of 40 feet, more or less, to its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said Northerly line of Williams Addition, South  $89^{\circ} 20'$  East a distance of 7.67 feet, more or less, to a point; thence North  $31^{\circ} 51'$  East (along what would be a radial line to the above mentioned  $3^{\circ} 55'$  curve if same had been extended 48.7 feet from the above point of beginning) a distance of 69.8 feet to a point; thence in a Northwesterly direction a distance of 46 feet, more or less, to a point on the Southeasterly line of the property deeded to Cecil Humphrey, May 26, 1928, in Volume 83, page 312, Deed Records of Klamath County, Oregon; thence in a Southwesterly direction along said Humphrey property 75 feet to the point of beginning, said tract being a portion of Lot 15, Block 42, HOT SPRINGS 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.

ALSO that tract of land more particularly described as follows: Beginning at the most Northwesterly corner of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, and running thence South  $89^{\circ} 20'$  East along the North line of said Block 1A, a distance of 7.67 feet to a point; thence South  $31^{\circ} 51'$  West a distance of 3.06 feet to a point on the Northeasterly line of Alameda Street; thence North  $66^{\circ} 05'$  West along the Northeasterly line of Alameda Street 6.63 feet, more or less to the point of beginning, said tract being a portion of Block 1A, WILLIAMS 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.

# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

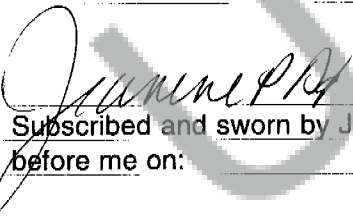
I, Jeanine P. Day, Business Manager, being first duly sworn, depose and say that I am the principal clerk of the publisher of the Herald and News a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at Klamath Falls in the aforesaid county and state; that I know from my personal knowledge that the


Legal # 10108  
Notice of Sale/Thomas J. & Ruby C. Guthrie

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 30, May 7, 14, 21, 2008

Total Cost: \$937.08

  
Subscribed and sworn by Jeanine P Day  
before me on: May 21, 2008

  
Beth Furtado  
Notary Public of Oregon

My commission expires November 15, 2008



### TRUSTEE'S NOTICE OF SALE Loan No: xxxxxx4835 TS No: 1136030-09

Reference is made to that certain deed made by Thomas J Guthrie and Ruby C Guthrie, Husband And Wife, as Amerititle, as Trustee, in favor of R W Cox & Associates Llc Dba Cox Beard & Jacobson Lcc, as Beneficiary, dated May 05, 2006, recorded May 09, 2006, in official records of Klamath, Oregon in book/reel/volume No. m06 at page No. 09238, fee/file/instrument/microfilm/reception No. xx covering the following described real property situated in said County and State, to-wit: Beginning at a point on the northeasterly line of Alameda street, which point is 97.4 feet in a Southeasterly direction along the arc of a 3 deg, 55' curve to the left from the most southeasterly corner of lot 14, block 42, Hot Springs Addition to the City of Klamath Falls Oregon, and running thence; continuing along the said 3 deg, 55' curve to the left a distance of 40 feet, more or less to its intersection with the northerly line of Williams addition. To the city of Klamath Falls, Oregon; thence along said northerly line of Williams addition south 89 deg, 20' East a distance of 7.67 feet, more or less, to a point; thence North 31 deg, 51' East a distance of 69.8 feet to a point; thence in a northwesterly direction a distance of 46 feet, more or less, to a point on the Southeasterly line of the property deed to Cecil Humphrey, May 29, 1928 in volume 83 page 312, Deed Records of Klamath County, Oregon; thence in a southwesterly direction along said Humphrey property 75 feet to the point of beginning, said tract being a portion of lot 15, block 42, Hot Springs 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. Commonly known as: 229 Crater Lake Parkway, Klamath Falls, Or 97601.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Failure to pay the monthly payment due December 1, 2007 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Monthly payment \$1,172.36 Monthly Late Charge \$50.45.

By this reason of said default the beneficiary has declared all obligations secured by said Deed of Trust immediately due and payable, said sums being the following, to-wit; The sum of \$151,302.65 together with interest thereon at 6.875% per annum from November 01, 2007 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of the said deed of trust.

Whereof, notice hereby is given that, Cal-Western Reconveyance Corporation the undersigned trustee will on June 27, 2008 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, At the main street entrance to Klamath county courthouse 316 Main Street City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any. Dated: March 04, 2008. Cal-Western Reconveyance Corporation, 525 East Main Street, P.O. Box 22004, El Cajon, Ca 92022-9004 Cal-Western Reconveyance Corporation Signature/By: Tammy Liard. R-176316 04/30/08, 05/07, 05/14, 05/21.  
#10108 April 30, May 7, 14, 21, 2008.