

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



00050199200800104720170175

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.

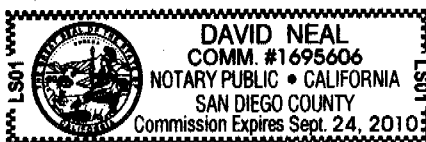
Angie Gomez
Affiant

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: 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

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	229 N CRATER LAKE PKW	KLAMATH FALLS OR 97601
11041994141009909884	2	THOMAS GUTHRIE	1905 ORCHARD HOME DR	MEDFORD OR 97501
11041994141009909891	3	OCCUPANT	229 N CRATER LAKE PKW	KLAMATH FALLS OR 97601
11041994141009909907	4	THOMAS J GUTHRIE	229 CRATER LAKE PARKWAY	KLAMATH FALLS OR 97601
11041994141009909921	5	RUBY C GUTHRIE	229 CRATER LAKE PARKWAY	KLAMATH FALLS OR 97601
11041994141009909945	6	RUBY C GUTHRIE	229 CRATER LAKE PKW	KLAMATH FALLS OR 97601

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

71041994141013163762
1 THOMAS GUTHRIE

71041994141013163779
2 THOMAS GUTHRIE

71041994141013163786
3 OCCUPANT

71041994141013163793
4 THOMAS J GUTHRIE

71041994141013163809
5 RUBY C GUTHRIE

71041994141013163823
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

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**.

Gloria Carter

(signature)

Gloria Carter

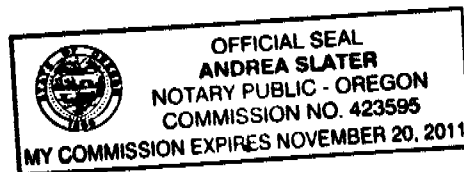
STATE OF OREGON, County of Multnomah.
Signed and affirmed before me on July 07, 2008.

Andrea Slater

(SEAL)

NOTARY PUBLIC - OREGON

CLIENT RELIABLE POSTING & PUBLISHING REF # 176316
(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 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: 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.

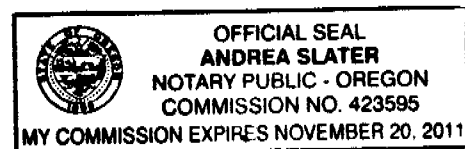
Gloria Carter

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

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.

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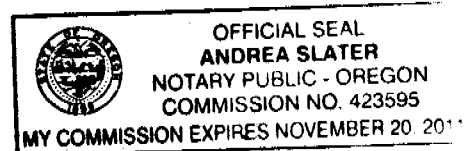
Gloria Carter

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.

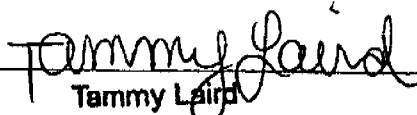
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words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

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.

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

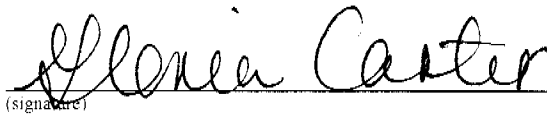
Attempts

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.


(signature)

Gloria Carter

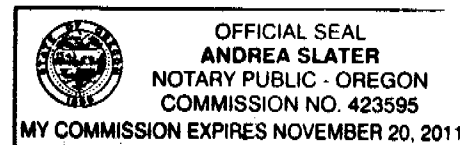
STATE OF OREGON, County of Multnomah.

Signed and affirmed before me on July 07, 2008.


(SEAL)

NOTARY PUBLIC - OREGON

CLIENT: RELIABLE POSTING & PUBLISHING REF # 176316
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

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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.

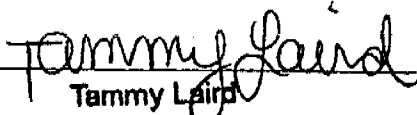
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words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

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.

1136030

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 Hurtado
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 Ameriti-
tle, as Trustee, in favor of R W Cox & Associates Llc Dba Cox
Beard & Jacobson Lcc, as Beneficiary, dated May 05, 2006, re-
corded May 09, 2006, in official records of Klamath, Oregon in
book/reel/volume No. m06 at page No. 09238, fee/file/Instru-
ment/microfilm/reception No. xx covering the following de-
scribed 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; con-
tinuing 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 south-
westerly 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 ad-
vanced 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 an-
num 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 Reconvey-
ance 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 se-
cured and the costs and expense of sale, including a reason-
able 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 cur-
ing 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 gran-
tor as well as any other persons owing an obligation, the per-
formance of which is secured by said trust deed, the words
"trustee" and "beneficiary" includes their respective succes-
sors 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.