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**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

2010-000193
Klamath County, Oregon



00077647201000001930060062

01/06/2010 11:36:01 AM

Fee: \$62.00

RE: Trust Deed from

DEBORAH J. ALLEN and
JOSEPH L. RIESCH and
JOAN R. RIESCH

To Grantor

ASPEN TITLE & ESCROW, INC.
(Neal G. Buchanan, Attorney at Law
as Successor)

Trustee

After recording, return to (Name, Address, Zip):

NEAL G. BUCHANAN
435 Oak Avenue
Klamath Falls OR 97601

STATE OF OREGON, County of Klamath) ss:

I, NEAL G. BUCHANAN, Attorney at Law, being first duly sworn, depose, and say that:

At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years, and not the beneficiary or the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

Deborah J. Allen, Joseph L. Riesch and P.O. Box 353, Bly OR 97622
Joan R. Riesch

Deborah J. Allen, Joseph L. Riesch and 4977 Mathers Street
Joan R. Riesch Klamath Falls OR 97601-9557

Oregon Construction Contractor's Board P.O. Box 14140
Attn: Maggie Dennett Salem OR 97309-5052

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 of the notices so mailed was certified to be a true copy of the original notice of sale by Neal G. Buchanan, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on September 1, 2009. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

As used herein, the singular includes the plural, "trustee" includes a successor trustee, and "person" includes a corporation and any other legal or commercial entity.

Neal Buchanan



Subscribed and sworn to before me on September 1, 2009

Sharon L. Brown

Notary Public for Oregon

My commission expires 2-13-09

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

EE

**INSTRUCTIONS FOR SERVICE OF TRUSTEE'S
NOTICE OF SALE UPON OCCUPANT PURSUANT
TO ORS 86.750 (1) AND PROOF OF SERVICE
(120-Day Notice)**

RE: Trust Deed from
 DEBORAH J. ALLEN and
 JOSEPH L. RIESCH and
 JOAN R. RIESCH

To Grantor

ASPEN TITLE & ESCROW, INC.
 (Neal G. Buchanan, Attorney at Law
 as Successor)

Trustee

After recording, return to (Name, Address, Zip):
 NEAL G. BUCHANAN
 435 Oak Avenue
 Klamath Falls OR 97601

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON,
 County of Klamath Falls } ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7 D(2) and 7 D(3) upon the occupant of the property described in the Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in the trust deed are as follows:

Name of person to be served
(If unknown, so state)

Property Address

OCCUPANT

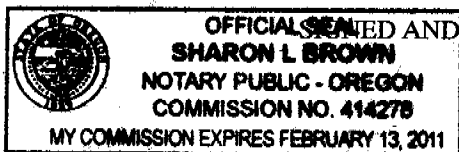
61307 Hwy 140 E
Bly OR 97622

If the occupant is indicated as "unknown," or if you find the property at this address to be occupied by someone other than the person named, then you are to serve the person or persons whom you find to be occupying the property.

Service should be made by September 9, 2009, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, persist in attempting to make service until it has been accomplished.

As used herein, the singular includes the plural, "trustee" includes any successor trustee, and "person" includes a corporation or any other legal or commercial entity.

Neal G. Buchanan
(ATTORNEY FOR) TRUSTEE



OFFICIAL SEALED AND SWORN TO before me on September 1, 2009

Sharon L. Brown
Notary Public for Oregon
My commission expires 2-13-11

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: Occupants of **Occ of 61307 Hwy 140 E. Bly, OR 97622**

PERSONALLY SERVED: Original or True Copy to within named, personally and in person to ___ at the address below.

SUBSTITUTE SERVICE: By delivering an Original or True Copy to ___, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

OTHER METHOD: By posting the above-mentioned documents to the Main Entrance of the address below:

1st Attempt: **September 2, 2009** **12:53 PM** **Posted**

2nd Attempt: **September 4, 2009** **12:59 PM** **Posted**

3rd Attempt: **September 10, 2009** **11:51 AM** **Posted**

NON-OCCUPANCY: I certify that I received the within document(s) for service on ___ and after personal inspection, I found the above described real property to be unoccupied.

SUBSTITUTE SERVICE MAILER: That on the day of **September 16, 2009**, I mailed a copy of the Trustee's Notice of Sale addressed to **All Known Occupants** at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsea Meek

**61307 Hwy 140 E. Bly, OR 97622
ADDRESS OF SERVICE**

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

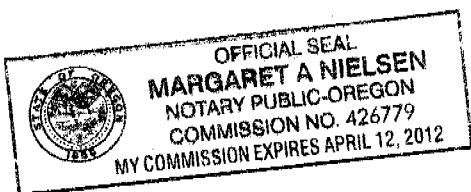
September 2, 2009 12:53 PM
DATE OF SERVICE TIME OF SERVICE

or non occupancy

By:

A Thompson

Subscribed and sworn to before on this 16th day of September, 2009.



Margaret A. Nielsen
Notary Public for Oregon

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

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

Legal # 11758

Trustee's Notice of Sale

Riesch/Wood & Howard

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:

November 08, 15, 22, 29, 2009

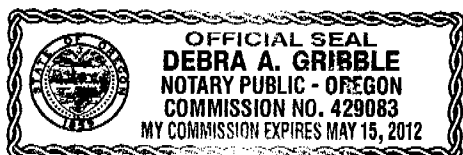
Total Cost: \$863.49

Subscribed and sworn by Jeanine P Day

before me on: December 2, 2009

Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by DEBORAH J. ALLEN and JOSEPH L. RIESCH and JOAN B. RIESCH, as grantor, to ASPEN TITLE & ESCROW, INC., as trustee, in favor of ALETHA WOOD AND CLARA HOWARD, with full rights of survivorship, as beneficiary, dated August 18, 2002, recorded on August 20, 2002, in the Records of Klamath County, Oregon, in volume No. M02 at page 46892, covering the following described real property situated in that county and state, to-wit: Lot 11 in Block 8, NORTH BLY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. TOGETHER WITH a certain 1973 Bandy manufactured structure bearing Oregon Plate No. X220493 and VIN No. 2831UX which is firmly affixed thereto. By Appointment of Successor Trustee recorded at Vol. 2009-003619, Aletha Wood, the Surviving Benefi-

ciary, assigned her beneficiary's interest unto A.L. WOOD, Trustee or her successors in interest under the Aletha L. Wood Living Trust dated February 26, 2009.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums: The payment due the 19th day of April, 2008, in the amount of \$625.00 per month, together with collection escrow fees and late payment charges.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: 1) Principal balance in the sum of \$74,927.64, together with interest thereon at the sum of 6% from August 18, 2008, until paid; and 2) Late payment fees as provided for by the Promissory Note; and 3) All costs fees and expenses of the Trust, including the cost of title search as well as the other costs and expenses of the Trustee incurred in connection with or enforcing the obligation, and Trustee's and Attorney fees actually incurred.

WHEREFORE, notice is hereby given that the undersigned trustee will on January 7, 2010, at the hour of 1:00 o'clock, p.m., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. 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 the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no 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, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. DATED: September 1, 2009
NEAL G. BUCHANAN, Attorney at Law, Successor, Trustee
435 Oak Avenue, Klamath Falls, OR 97601 (541)882-6607.
#11758 November 8, 15, 22, 29, 2009.

EC NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by DEBORAH J. ALLEN and JOSEPH L. RIESCH and JOAN R. RIESCH

to ASPEN TITLE & ESCROW, INC., as grantor, as trustee, in favor of ALETHA WOOD and CLARA HOWARD, with full rights of survivorship, as beneficiary, dated August 18, 2002, recorded on August 20, 2002, in the Records of

Klamath County, Oregon, in [] book [] reel [x] volume No. M02 at page 46892, or as [] fee [] file [] instrument [] microfilm [] reception No. (indicate which), covering the following described real property situated in that county and state, to-wit:

Lot 11 in Block 8, NORTH BLY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

TOGETHER WITH a certain 1973 Bandy manufactured structure bearing Oregon Plate No. X220493 and VIN No. 2831UX which is firmly affixed thereto.

* SEE CONTINUATION ON REVERSE

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums: The payment due the 19th day of April, 2008, in the amount of \$625.00 per month, together with collection escrow fees and late payment charges.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: 1) Principal balance in the sum of \$74,927.64, together with interest thereon at the sum of 6% from August 18, 2008, until paid; and 2) Late payment fees as provided for by the Promissory Note; and 3) All costs fees and expenses of the Trust, including the cost of title search as well as the other costs and expenses of the Trustee incurred in connection with or enforcing the obligation, and Trustee's and Attorney fees actually incurred.

WHEREFORE, notice is hereby given that the undersigned trustee will on January 7, 2010, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue

in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. 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 the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those 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, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED September 1, 2009

Neal G. Buchanan, Attorney at Law, Successor, Trustee

435 Oak Avenue

ADDRESS (541) Klamath Falls OR 97601 882-6607 CITY STATE ZIP PHONE

State of Oregon, County of Klamath ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for Trustee

SERVE:*

*If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in the name and address of party to be served.

* By Appointment of Successor Trustee recorded at Vol. 2009-007977, Neal G. Buchanan, Attorney at Law, was appointed as Successor Trustee.

By Assignment of Note and Trust Deed recorded at Vol. 2009-003619, Aletha Wood, the Surviving Beneficiary, assigned her beneficiary's interest unto A.L. WOOD, Trustee or her successors in interest under the Aletha L. Wood Living Trust dated February 26, 2009.

Unofficial
Copy