

NT
01 AUG 17 AM10:14Vol M01 Page 41560AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

AARON POWLESS

To Grantor
ASPER TITLE & ESCROW, INC.
NEAL G. BUCHANAN, SUCCESSOR TRUSTEE

Trustee

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

NEAL G. BUCHANAN
435 Oak Ave.
Klamath Falls, OR 97601SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of _____I certify that the within instrument
was received for record on the _____ day
of _____, 19_____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.Witness my hand and seal of County
affixed.NAME _____
TITLE _____
By _____, DeputySTATE OF OREGON, County of Klamath) ss:
I, NEAL G. BUCHANAN

, 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.

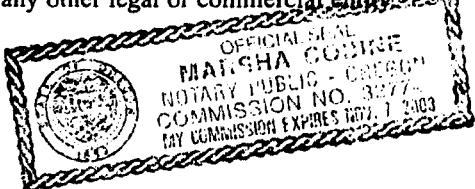
I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective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

NAME	ADDRESS
Aaron Powless	4738 Sturdivant Klamath Falls, OR 97603
Wendy Powless	2335 Darrow Ave. Klamath Falls, OR 97601
Carter-Jones Collections, LLC	P.O. Box 145 Klamath Falls, OR 97601

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 APRIL 3, 2001. 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 G. BUCHANAN

Subscribed and sworn to before me on April 3, 2001,

Marsha Cebine
Notary Public for Oregon
My commission expires 11-7-03

OL

NOTICE OF SUBSTITUTED SERVICE OR OFFICE SERVICE

41562

TO: Wendy Powless and all other occupants
 2335 Darrow Avenue
 Klamath Falls, Oregon 97601

You are hereby notified that you have been served with a Trustee's Notice of Sale, a true copy of which is attached hereto and enclosed herewith.

Service was made by delivering a true copy of said Notice of Sale at your dwelling house or usual place of abode, to-wit: 2335 Darrow Avenue, Klamath Falls, Oregon to Paul Powless, who is a person over the age of fourteen years and a member of your household, on April 6, 2001, 10A, at 7:55 o'clock A.M. OR

Service was made by leaving a true copy of said Notice of Sale with the person who is apparently in charge of the office which you maintain for the conduct of your business at on 19, during normal working hours, at to-wit: o'clock M.

NEAL G. BUCHANAN
 NEAL G. BUCHANAN

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath ss.

I, Neal G. Buchanan, being first duly sworn, depose, say and certify that:

I mailed an original Notice of Substituted or Office Service, an exact and complete copy of which appears above, together with a true copy of the Notice of Sale referred to therein and attached hereto, which Notice of Sale was certified to be an exact and complete copy of the original Notice of Sale by Neal G. Buchanan, attorney for the Trustee named in said Notice of Sale, to the person and to the address first appearing above.

The Notice set forth above, and the true copy of the Notice of Sale were placed in a sealed envelope with first class postage thereon fully prepaid, and deposited by me in the United States Post Office at Klamath Falls, Oregon, on April 9, 2001, addressed as aforesaid.

Neal G. Buchanan

Subscribed and sworn to before me this 9th day of April 2001, XXXX.



Marcha Cobine

Notary Public for Oregon, my commission expires 11-7-03

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

NOTICE OF SUBSTITUTED OR OFFICE SERVICE AND AFFIDAVIT OF MAILING

RE: Trust Deed from
 AARON POWLESS

Grantor

to

ASPEN TITLE & ESCROW, INC.
 NEAL G. BUCHANAN, Successor
 Trustee

AFTER RECORDING RETURN TO
 NEAL G. BUCHANAN
 435 Oak Ave.
 Klamath Falls, OR 97601

(DON'T USE THIS
 SPACE; RESERVED
 FOR RECORDING
 LABEL IN COUNTIES
 WHERE USED.)

STATE OF OREGON, }
 County of } ss.

I certify that the within instrument was received for record on the day of 19....., at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No., Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME
 TITLE
 By Deputy

Affidavit of Publication

41563

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, 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 the

Legal#4146

Trustee's Notice of Sale

Aaron Powless

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:

June 15, 22, 29, 2001

July 6, 2001

Total Cost: \$837.00

Debra A. Gribble
Subscribed and sworn before me this 6th
day of: July 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE NOTICE OF SALE

Reference is made to that certain trust deed made by AARON POWLESS, as grantor, to ASPEN TITLE & ESCROW, INC. (NEAL G. BUCHANAN, AS SUCCESSOR TRUSTEE)*, as trustee, in favor of R.A. COFFMAN, R.A. COFFMAN 1991 REVOCABLE TRUST, as beneficiary, dated December 3, 1993 (signed, 12-22-93, recorded JANUARY 13, 1994, in the mortgage records of Klamath County, Oregon in volume No M94 at page 1344, or as fee/instrument/ No. 74430 (indicate which), covering the following described real property situated in said county and state, to-wit:

The West 48 feet of Lot 559, Block 120, MILLS ADDITION TO THE CITY OF Klamath FALLS, in the County of Klamath, State of Oregon.

*By Appointment of Successor Trustee dated November 9,

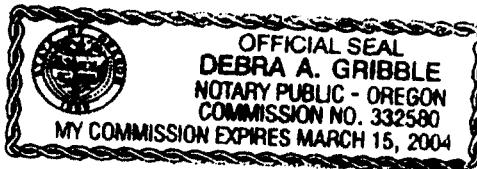
2000, Neal G. Buchanan, Attorney at Law, was appointed Successor Trustee, recorded in the Mortgage Records of Klamath County the 22nd day of November, 2000, at Vol. MOO, Page 42365.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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 is grantor's failure to pay when due the following sums:

Real property taxes due for the tax year 1995-96 and thereafter, all in violation of paragraph 5 of the Trust Deed; Failure to pay real property taxes resulting in proceedings pending in the Circuit Court for Klamath County Tax Foreclosure Suit No. 99-1-FR in violation of paragraphs number 5 and 7 of the Trust Deed; Allowing a certain Judgment

entered in Klamath County Circuit Court Case No. 9902864CV to be entered in violation of paragraph 5 of Trust Deed; in allowing an additional Trust Deed to be recorded encumbering the real property, such additional Trust Deed having been recorded at Vol. M97, Page 39284, Mortgage Records of Klamath County, Oregon; in conveying an interest in the property to Wendy Marie, aka Wendy Powless, such conveyance resulting in the entire unpaid balance becoming immediately due and payable pursuant to the provisions of the Trust Deed; Failure to make any monthly payment since the month of September, 2000, such monthly payment to be in the sum of \$200.00 per month.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: Principal balance in



the sum of \$21,511.66 together with interest on said sum at the rate of 8.5% per annum from September 25, 2000 until paid; 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's fees.

WHEREFORE, notice hereby is given that the undersigned trustee will on AUGUST 20, 2001, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at the law offices of Neal G. Buchanan, 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which

the grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of 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 here in 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 in-

curred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: April 3, 2001

NEAL BUCHANAN
Successor Trustee

WE ARE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

#4146 June 15, 22, 29, 2001
July 6, 2001

Unnoticigal
Copy

ON

TRUSTEE'S NOTICE OF SALE

41565



Reference is made to that certain trust deed made by AARON POWLESS

....., as grantor, to
 ASPEN TITLE & ESCROW, INC. (NEAL G. BUCHANAN, AS SUCCESSOR TRUSTEE) *
 in favor of R.A. COFFMAN, TRUSTEE, R.A. COFFMAN 1991 REVOCABLE TRUST
 dated December 3, 1993 (signed 12/22/93), recorded JANUARY 13
 Klamath County, Oregon, in book/volume No. M94 at page 1344
 as file/instrument/microfilm/exemption No. 74430 (indicate which), covering the following described real
 property situated in said county and state, to-wit:

The West 48 feet of Lot 559, Block 120, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the
 County of Klamath, State of Oregon.

*By Appointment of Successor Trustee dated November 9, 2000, Neal G. Buchanan, Attorney at Law, was appointed
 Successor Trustee, recorded in the Mortgage Records of Klamath County the 22nd day of November, 2000 at
 Vol. M00, Page 42365.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured
 by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the de-
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

Real property taxes due for the tax year 1995-96 and thereafter, all in violation of paragraph 5 of the Trust
 Deed; Failure to pay real property taxes resulting in proceedings pending in the Circuit Court for Klamath
 County Tax Foreclosure Suit No. 99-1-FR in violation of paragraphs number 5 and 7 of the Trust Deed; Allowing
 a certain Judgment entered in Klamath County Circuit Court Case No. 9902864CV to be entered in violation of
 paragraph 5 of the Trust Deed; (continued on reverse)

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust
 deed immediately due and payable, said sums being the following, to-wit: Principal balance in the sum of
 \$21,511.66 together with interest on said sum at the rate of 8.5% per annum from September 25, 2000 until paid;
 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's fees.

WHEREFORE, notice hereby is given that the undersigned trustee will on ...AUGUST 20, 2001..... xxi9x.....,
 at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at
 the law offices of Neal G. Buchanan, 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 said described real property which the grantor had or had
 power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the
 grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the foregoing
 obligations thereby secured and the costs and expenses of 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 said sums or tendering the per-
 formance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation
 and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said 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 said trust deed,
 and the words "trustee" and "beneficiary" include their respective successors in interest if any.

DATED April 3, 2001..... x19.....

NEAL G. BUCHANAN

Successor Trustee

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 said Trustee

SERVE:

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

41566

in allowing an additional Trust Deed to be recorded encumbering the real property, such additional Trust Deed having been recorded at Vol. M97, Page 39284, Mortgage Records of Klamath County, Oregon; in conveying an interest in the property to Wendy Marie, aka Wendy Powless, such conveyance resulting in the entire unpaid balance becoming immediately due and payable pursuant to the provisions of the Trust Deed; Failure to make any monthly payment since the month of September, 2000, such monthly payment to be in the sum of \$200.00 per month.

State of Oregon, County of Klamath
Recorded 08/17/01 at 10:14 Am.
In Vol. M01 Page 41560
Linda Smith,
County Clerk Fee\$ 51.00

Unofficial
Copy