

AFFIDAVIT OF MAILING OF NOTICE OF SALE

STATE OF OREGON)
) ss.
COUNTY OF LANE)

I, MICHAEL C. AROLA, being first duly sworn, depose and say:

1. I am the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. I served the attached Trustee's Notice of Sale upon the following parties by depositing original copies thereof in the United States Mail at Eugene, Oregon, on August 27, 1992:

James W. Hayes
2616 Scott
Klamath Falls, OR 97601

Union Mortgage Company, Inc.
P.O. Box 515929
Dallas, TX 75251-5929

Roberta M. Hayes
2616 Scott
Klamath Falls, OR 97601

The Prentice-Hall Corporation
System, Inc, Registered Agent,
Associates Financial Services
Company of Oregon
144 Chemawa Road N
Salem, OR 97303

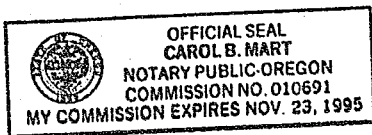
Ralph C. Black, President
Union Mortgage Company, Inc.
2306 Club Meadow
Garland, TX 75201

3. The above copies were enclosed in sealed envelopes addressed to the parties named above at the addresses set forth below their names which, to the best of my knowledge, were their last known addresses as of the date of mailing. The copies were mailed by certified mail, return receipt requested, and by first class mail, with postage prepaid.

Michael C. Arola

Michael C. Arola

Signed and sworn to before me on August 27, 1992, by MICHAEL C. AROLA.



Carol B. Mart
Notary Public for Oregon
My Commission Expires: 11-23-95

RETURN TO:

Hershner, Hunter, Moulton,
Andrews & Neill, Law offices
ATTENTION: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

AFFIDAVIT OF MAILING OF NOTICE OF SALE

PROOF OF SERVICE

29097

STATE OF OREGON)

COUNTY OF KLAMATH)

ss.

I swear that I am competent person 18 years of age or older and a resident of the State of Oregon; that I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise, named in the attached Trustee's Notice of Sale; that I served the an original of the attached Trustee's Notice of Sale on the following persons and that each person served is the identical one named in the trustee's instructions to me.

Personal Service

On AUGUST 19th, 1992, at 2:40 o'clock, P.M., I delivered the attached original Trustee's Notice of Sale to DANIEL R. & DIANA L. VAN METER in person, at 1108 HANKS ST., KLAMATH FALLS, OR.

On _____, 19____, at _____ o'clock, ____M., I delivered the attached original Trustee's Notice of Sale to _____ in person, at _____

On _____, 19____, at _____ o'clock, ____M., I delivered the attached original Trustee's Notice of Sale to _____ in person, at _____

Substitute Service

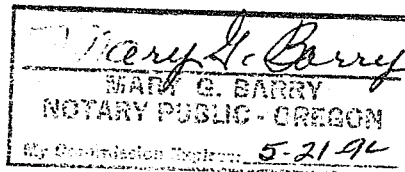
On _____, 19____, at _____ o'clock, ____M., I served the attached Trustee's Notice of Sale on _____ by delivering a original copy to _____, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at _____

On _____, 19____, at _____ o'clock, ____M., I served the attached Trustee's Notice of Sale on _____ by delivering an original copy to _____, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at _____

Office Service

On _____, 19____, at _____ o'clock ____M., I left an original copy of the Trustee's Notice of Sale with _____ the person apparently in charge of the business office maintained by _____ at _____

On _____, 19____, at _____ o'clock ____M., I left an original copy of the Trustee's Notice of Sale with _____ the person apparently in charge of the business office maintained by _____ at _____



Signed and sworn to before me on 8-19, 1992, by

Jean E. Hanson

Mary G. Barry
Notary Public for Oregon

My Commission Expires: 5-21-94

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. **PARTIES:**
 Grantor: JAMES W. HAYES and ROBERTA M. HAYES, assumed by DANIEL R. VAN METER and DIANA L. VAN METER
 Trustee: ASPEN TITLE & ESCROW, INC.
 Successor Trustee: MICHAEL C. AROLA
 Beneficiary: U.S. BANCORP MORTGAGE COMPANY, successor by merger to Peoples Mortgage Company, assignee of Town & Country Mortgage, Inc.

2. **DESCRIPTION OF PROPERTY:** The real property is described as follows:

Lot 1 in Block 8, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on filed in the Office of the County Clerk of Klamath County, Oregon, in the County of Klamath, State of Oregon.

3. **RECORDING.** The Trust Deed was recorded as follows:
 Date Recorded: March 14, 1985
 Volume M85, Page 3778
 Official Records of Klamath County, Oregon

4. **DEFAULT.** The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$545.00 each, due the first of each month, for the months of February through August, 1992; plus late charges and advances; plus any unpaid real property taxes, plus interest.

5. **AMOUNT DUE.** The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$40,642.94 plus interest at the rate of 12.5% per annum from January 1, 1992; plus late charges of \$107.58, less an escrow balance of \$694.09.

6. **ELECTION TO SELL.** The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. **TIME OF SALE.**
 Date: December 31, 1992
 Time: 10:00 a.m. as established by ORS 187.110
 Place: Front of the Klamath County Courthouse, 318 Main Street, Klamath Falls, Oregon

8. **RIGHT TO REINSTATE.** Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (503) 886-8511.

DATED: August 13, 1992.

/s/ MICHAEL C. AROLA

MICHAEL C. AROLA, Successor Trustee
 HERSHNER, HUNTER, MOULTON, ANDREWS & NEILL
 P.O. Box 1475
 Eugene, OR 97440

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 8th day
 of Dec. A.D., 19 92 at 3:46 o'clock P M., and duly recorded in Vol. M92
 of Mortgages on Page 29096.

Evelyn Biehn - County Clerk

By Deborah Nielsen

FEE \$20.00