

AFFIDAVIT OF MAILING OF NOTICE OF SALE

ATC 40673

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 November 1, 1993:

Jonathan H. Zens
P.O. Box 548
St Croiz Falls, WI 54024-0548

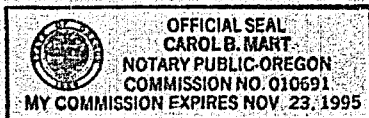
Dorothea Zens
P.O. Box 548
St Croiz Falls, WI 54024-0548

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 November 1, 1993, by
MICHAEL C. AROLA.

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

AFFIDAVIT OF MAILING OF NOTICE OF SALE

AFTER RECORDING RETURN TO:

Hershner, Hunter, et al
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

PROOF OF SERVICE

4331

STATE OF OREGON)
COUNTY OF OREGON) 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 Oct. 23rd, 1993, at 2:15 o'clock, P.M., I delivered the attached original Trustee's Notice of Sale to Jim Hyatt in person, at 1734 DEPOT, MALIN, OR.

On Oct. 24th, 1993, at 2:15 o'clock, P.M., I delivered the attached original Trustee's Notice of Sale to ERMA BROWN in person, at 1734 DEPOT, MALIN, OR.

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 _____.

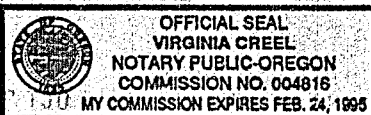
On _____, 19____, at _____ o'clock ____M., I left an original copy of the Trustee's Notice of Sale with _____, the person apparently in charge of the business office maintained by _____, at _____.

AFTER RECORDING RETURN TO:

Hershner, Hunter, et al
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

Signed and sworn to before me on Oct. 28, 1993, by

Joan E. Harrison



Virginia Creel
Notary Public for Oregon

My Commission Expires: 22495

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: JONATHAN H. ZENS and DOROTHEA F. ZENS
Trustee: TRANSAMERICA TITLE INSURANCE COMPANY
Successor Trustee: MICHAEL C. AROLA
Beneficiary: NATIONSCREDIT FINANCIAL SERVICES CORPORATION, successor to Chrysler First Financial Services Corporation, successor by merger to BancAmerica Industrial Bank, assignee of Charles R. Stewart and Thelma D. Stewart

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

As described on the attached Exhibit A

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: April 23, 1981
Book M-81, Page 7287
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 \$279.37 each, due the 15th of each month, for the months of November, 1992 through October, 1993; plus 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 \$30,657.80 plus interest at the rate of 10% per annum from October 15, 1992.

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: March 10, 1994
Time: 10:00 a.m. as established by ORS 187.110
Place: Front of the Klamath County Courthouse, 316 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) 686-8511.

DATED: October 26, 1993.

/s/ MICHAEL C. AROLA

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

AFTER RECORDING RETURN TO:
Hershner, Hunter, et al
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

EXHIBIT "A"

A portion of Government Lot 15, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southeasterly right of way line of the County road known as the Depot Road, extending from the City of Malin, Oregon, to the Great Northern Railroad Depot, which point of beginning bears South 89 degrees 59' East 296.4 feet and South 256.9 feet and North 71 degrees 00' East a distance of 308.4 feet from the brass cap monument marking the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence South, parallel to the West line of Lot 15 of said Section 16, a distance of 176.31 feet; thence North 89 degrees 34' East a distance of 132.64 feet, more or less to the Southwest corner of that certain parcel of land deeded to Clifford D. King and recorded in Klamath County Deed Records, Volume 151, Page 122, as it is now fenced and occupied; thence North 1 degree 23' 30" West along the fence line marking the Westerly boundary of the King property a distance of 217.8 feet to the Southwesterly line of the said Depot Road; which point is the Northwesterly corner of said King property as fenced and occupied; thence South 71 degrees 00' West a distance of 134.6 feet, more or less, to the point of beginning.

CODE 16 MAP 4112-16DC TL 1000

ALSO:

A 1975 Flamingo 14' x 70' Mobile Home.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 7th day
of Feb A.D., 19 94 at 3:48 o'clock P.M., and duly recorded in Vol. M94,
of Mortgages on Page 4330

Evelyn Biehn - County Clerk

FEE \$25.00

By Dorene Nielsen