

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 February 10, 1995:

Jeffrey A. McLean  
14314 E. Evans Creek Road  
Rogue River, OR 97537

Lars H. Olsen  
Attorney at Law  
P.O. Box 12829  
Salem, OR 97309

Barbara L. McLean  
14314 E. Evans Creek Road  
Rogue River, OR 97537

Boyd C. Yaden  
Bankruptcy Trustee  
P.O. Box 606  
Klamath Falls, OR 97601

Jeffrey A. McLean  
851 NE A Street #C  
Grants Pass, OR 97526

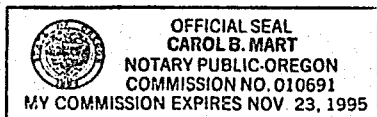
Barbara L. McLean  
851 NE A Street #C  
Grants Pass, OR 97526

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 February 10, 1995, 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

AFFIDAVIT OF NONOCCUPANCY

STATE OF OREGON            )  
COUNTY OF KLAMATH    ) ss.

I, JOAN E. HARRISON, being first duly sworn, depose and say:

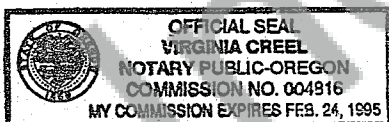
1. I am an private process server retained by the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. On FEB. 8<sup>th</sup>, 1995, the Successor Trustee retained me to serve the occupant, if any, of the real property described in the Trustee's Notice of Sale.

3. After I was retained and prior to FEB. 18<sup>th</sup>, 1995, I went to the real property and observed that the residence located on the real property was vacant and unoccupied.

Joan E. Harrison

Signed and sworn to before me this 10 day of February, 1995, by \_\_\_\_\_.



Virginia Creel  
Notary Public for Oregon  
My Commission Expires: 2-24-95

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

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: JEFFREY A. McLEAN and BARBARA L. McLEAN  
 Trustee: U.S. BANK OF WASHINGTON, NATIONAL ASSOCIATION  
 Successor Trustee: MICHAEL C. AROLA  
 Beneficiary: OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, assignee of U.S. Bancorp Mortgage Company

## 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: November 9, 1992  
 Volume M92, Page 26478  
 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 \$337.00 each, due the first of each month, for the months of March, 1994 through February, 1995; plus late charges and advances; plus any unpaid real property taxes or liens, 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 \$34,394.74 plus interest at the rate of 7.625% per annum from February 1, 1994; plus late charges of \$241.16; plus advances in the amount of \$636.62.

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: June 22, 1995  
 Time: 10:00 a.m. as established by ORS 187.110  
 Place: Front of the United States Post Office, 317 S. 7th Avenue, 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: February 7, 1995.

/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



The following described real property situate in Klamath County, Oregon:

A tract of land situate in Lot 63 of Fairacres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 63; thence North 178.4 feet to the point of beginning; thence West 100.0 feet; thence North 100.0 feet; thence East to the East line of said Lot 63; thence South 100.0 feet to the Southeast corner of the property herein described:

Excepting therefrom the Easterly 5 feet of said property acquired by Klamath County for the widening of Homedale Road, recorded in Voluem 349 page 511, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 19th day  
of May A.D., 19 95 at 11:07 o'clock A M., and duly recorded in Vol. M95,  
of Mortgages on Page 13109.

FEE \$25.00

By Bernetha G. Lisch, County Clerk

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

EXHIBIT A