

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE RE: Trust Deed from
Steven M. Nelson and Sheri L. Nelson, husband and wife

TO

Floyd Cobb, Beneficiary

After recording return to:
Spencer, et al
419 Main Street
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath) ss.

I, Scott D. MacArthur, being first duly sworn, depose, and say and certify 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy 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:

Steven M. Nelson, P.O. Box 41961, Eugene, OR 07404

Steven M. Nelson, 8109 Watt Avenue #252, Antelope, CA 95843

Sheri L. Nelson P.O. Box 41961, Eugene, OR 07404

Sheri L. Nelson, 8109 Watt Avenue #252, Antelope, CA 95843

State of Oregon, County of Klamath, 403 Pine Street, 3rd Floor, Klamath Falls, OR 97601

Said 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 required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Scott D. MacArthur, attorney for the trustee named in said notice; each such copy was contained 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 August 28, 1997, 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

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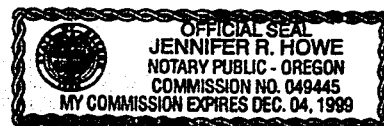
proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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

Scott D. MacArthur
Scott D. MacArthur, Successor Trustee

Subscribed and sworn to before me this 15th day of Dec, 19 97.

Jennifer R. Howe
Notary Public for Oregon
My commission expires 12-4-99



STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument was received for record on the 15th day of December, 19 97 at 1:28 o'clock A.M., and recorded in book/reel/volume No. M97 on page 40662 or as fee/file/instrument/microfilm/reception No. 50102 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Name Title

By Kathleen Ross, Deputy

Fee: \$15.00