

AFTER RECORDING RETURN TO:

Shapiro & Kreisman
522 S.W. Fifth Avenue, #300
Portland, OR 97204
98-12839

ATC 04047308

OREGON
AFFIDAVIT OF MAILING OF NOTICE OF SALE

I, Kelly D. Sutherland, say and certify that:
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 successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail and first class mail to each of the following named persons at their last known addresses, to-wit:

Dwayne C. Lee
3803 Shasta Way
Klamath Falls, OR 97602

Yvonne Lee
3803 Shasta Way
Klamath Falls, OR 97602

Dwayne C. Lee
PO Box 7813
Klamath Falls, OR 97602

Yvonne Lee
PO Box 7813
Klamath Falls, OR 97602

Pacific Power & Light Company
R/A CT Corporation System
520 SW Yamhill, Suite 800
Portland, OR 97204

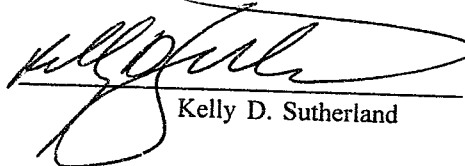
Carter-Jones Collections, LLC
R/A: Kent Peterson
1143 Pine Street
Klamath Falls, OR 97601

Troy & Nichols, Inc.
1500 North 19th Street
Monroe, LA 71201

The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person requesting notice as provided in ORS 86.785 and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by Kelly D. Sutherland, Shapiro & Kreisman, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Portland, Oregon, on March 9, 1998. Each notice was mailed after the date that the Notice of Default and Election to Sell described in said Notice of Sale was recorded which was at least 120 days before the day of the trustee sale.

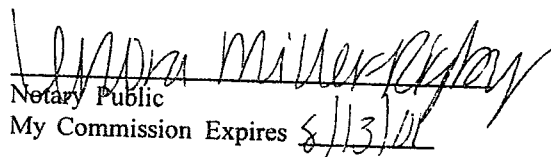
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

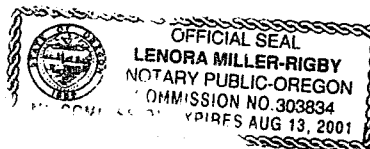

Kelly D. Sutherland

State of Oregon)
)
County of Multnomah)

On this 9th day of March, in the year 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared Kelly D. Sutherland personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed.

Witness my hand and official seal


Notary Public
My Commission Expires 8/13/01



Lender Loan #: 15674574

IN THE _____ COURT OF THE STATE OF Oregon
COUNTY OF _____ COURT CASE NO. _____

AMRE Inc. _____

vs

Dwayne C. Lee
etal _____

ATC 04047308

AFFIDAVIT/PROOF OF SERVICE

for billing only

STATE OF OREGON)

) ss.

County of Multnomah

I hereby certify that on the 25th day of February, 19 98, at the hour of 4 PM
I served Vacant by:

- xxxx Personal Service (personally and in person)
____ Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the
within named)
____ Office Service (by serving the person apparently in charge)
____ By posting (said residence)

A certified/true copy of:

- ____ Summons
____ Motion
____ Complaint
____ Petition

- ____ Writ of Garnishment
____ Order
____ Citation
____ Notice

- ____ Small Claims
____ Affidavit
____ Subpoena
____ Decree

xxxx Other: Trustee's Notice of Sale

Together with a copy of _____

To Vacant At 3803 Shasta Way
Klamath Falls, OR 97602

NOT FOUND: I certify that I received the within document for service on the _____ day of _____, 19____
and after due and diligent search and inquiry, I have been unable to locate _____
within the county of _____ Dated this _____ day of _____, 19____

ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF Klamath

I am a competent person over the age of 18, a resident of said State, not a party to nor an officer,
director or employee of, nor attorney for any party, corporate or otherwise and knew that the person,
firm or corporation served is the identical one named in the action.

Subscribed to and sworn to before me this
2nd day of Mar, 19 98.

Capitol Investigation Company
JEFF STATE ADJ.

Papers
Received From Shapiro & Kreisman
522 SW 5th, #300
Portland, OR 97204

Remit to: CAPITOL	Service Fee	\$ 25.00
P.O. Box 3225	Mileage	\$ 0.00
Portland, OR 97208	Rush/Emergency	\$ 0.00
Date: 03/02/98	Incorrect Add.	\$ 0.00
File No. 98-03899-M	FORWARDING	\$ 5.00
Client No. 98-12839	Amount Paid	\$ 0.00
	TOTAL DUE	\$ 30.00

98-12839

ATC 04047308

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Dwayne C. Lee and Yvonne L. Lee as grantor, to Glenn H. Prohaska, as Trustee, in favor of AMRE INC. as Beneficiary, dated September 28, 1994, recorded January 30, 1995, in the mortgage records of Klamath County, Oregon, in Book No. M95 at Page 2097, beneficial interest having been assigned to GreenTree Financial Corporation, covering the following described real property:

The certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to wit: Lot 4 in Block 3 of BRYANTS TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS: 3803 Shasta Way, Klamath Falls, OR 97602

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:

Monthly payments in the sum of \$232.07 from September 1, 1997, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$17,078.31, together with interest thereon at the rate of 13.77% per annum from August 1, 1997, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 8, 1998 at the hour of 11:00 o'clock A.M., in accord with the standard time established by ORS 187.110, at the main entrance of the Klamath County Courthouse, located at 317 South 7th Street 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 has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his 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 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 obligations 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 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 masculine gender includes the feminine and the neuter, 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.

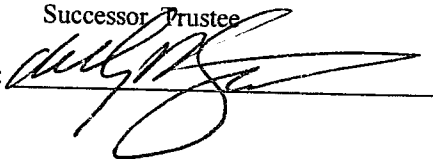
The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose.

KELLY D. SUTHERLAND
Successor Trustee

Dated

2/24/98

By:



State of Oregon, County of Multnomah ss:

I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale

SHAPIRO & KREISMAN
522 SW 5th Avenue
Suite 300
Portland, Oregon 97204
(503) 241-0772

Lender Loan #: 15674574

**NOTICE REQUIRED BY THE
FAIR DEBT COLLECTION PRACTICES ACT
15 U.S.C. SECTIONS 1692**

1. The amount of the debt is stated in the Trustee's Notice of Sale attached hereto.
2. The beneficiary as named in the attached Trustee's Notice of Sale is the original creditor to whom the debt was owed; if the debt has been assigned, the Trustee's Notice of Sale will name the current holder of the beneficial interest.
3. The debt described in the Trustee's Notice of Sale attached hereto will be assumed to be valid by the Trustee unless the debtor, within thirty days after the receipt of this notice, disputes the validity of the debt or some portion thereof.
4. If the debtor notifies the Trustee in writing within thirty days of the receipt of this notice that the debt or any portion thereof is disputed, the Trustee will provide a verification of the debt, and a copy of the verification will be mailed to the debtor by the Trustee.
5. If the creditor named as beneficiary in the attached Trustee's Notice of Sale is not the original creditor, and if the debtor makes a written request to the Trustee within the thirty days from the receipt of this notice, the name and address of the original creditor will be mailed to the debtor by the Trustee.
6. Written request should be addressed to: Fair Debt Collections Clerk, Shapiro & Kreisman, 522 S.W. Fifth Avenue, Suite 300, Portland, Oregon 97204.
7. This communication is an attempt to collect a debt, and any information obtained will be used for that purpose.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day
of July A.D., 19 98 at 3:09 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 23587.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross