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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Jackson, ss:

I, Lori Dyng,

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:

NAME

ADDRESS

Anne P. Sunday
Carter-Jones Collection
Federal Kemper Life
Assurance Co.

1115 E. Main, Klamath Falls, OR 97601
1143 Pine Street, Klamath Falls, OR 97601
c/o John Bennett, 888 SW 5th Ave, #300
Portland, OR 97204

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 Douglas M. Engle, 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 Medford, Oregon, on March 18, 1998. 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 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.

Lori Dyng
Lori Dyng

Subscribed and sworn to before me on Aug 6, 1998.

Bernadette Adams
Notary Public for Oregon. My commission expires 10-8-99



OFFICIAL SEAL
BERNADETTE ADAMS
NOTARY PUBLIC-OREGON
COMMISSION NO. 047591
MY COMMISSION EXPIRES OCT. 08, 1999

**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

RE: Trust Deed from

Douglas R. Sunday

Grantor

TO

Mountain Title Company

of Klamath County

Trustee

AFTER RECORDING RETURN TO

Douglas M. Engle

219 S. Holly St.

Medford, OR 97501

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

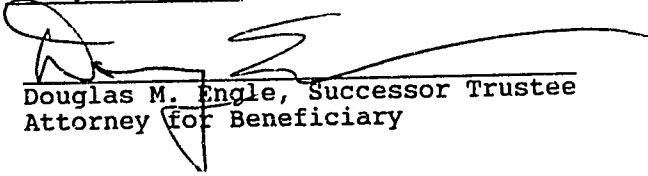
* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

TRUSTEE'S NOTICE OF SALE

Referring to the Trust Deed made by Douglas R. Sunday, Grantor, Mountain Title Company of Klamath County as Trustee, and Amelia Frost, Beneficiary, covering the property described as the south one-half of Lot 8, Block 212, of Mills Second Addition to the City of Klamath Falls, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon, recorded on September 30, 1992, in Volume M 92, Page 22783, in the records of Klamath County, Oregon: There is a default by Anne P. Sunday, who is the successor to Douglas R. Sunday, Grantor, which default is failure to pay when due monthly payments of \$146.80 starting with the payment due November 30, 1993. By reason of the default, the Beneficiary hereby declares all sums owing on the obligation secured by the Trust Deed immediately due and payable, to-wit: \$15,440.34, plus interest at 4.0% per annum from February 21, 1998. The Beneficiary has elected to foreclose the Trust Deed by advertisement and sale pursuant to Oregon law, and to sell the property at public auction to satisfy the obligation, including the expenses of sale and Trustee's and attorney's fees as provided by law. The sale will be held on July 30, 1998 at 10:00 a.m. at the front of the Klamath County Courthouse, 507 Main Street, Klamath Falls, Oregon. 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 of the entire amount then due (other than such portion of the principal which would not be due had no default occurred), together with all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with Trustee's and attorney's fees not exceeding \$550.

DATED this 3 day of March, 1998.


Douglas M. Engle, Successor Trustee
Attorney for Beneficiary

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 11th day
of September A.D., 19 98 at 10:23 o'clock A M., and duly recorded in Vol. M98
of _____ Mortgages _____ on Page 33511.

FEE \$15.00

Bernetha G. Letsch, County Clerk
By Pauline Mueland

TRUSTEE'S NOTICE OF SALE