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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE RE: Trust Deed from
Jesse Garcia & Lori J. Garcia (McAnulty), Grantor
TO**

Patricia J. Pound and William M. Pound, or the survivor, Beneficiary

Vol MOO **Page** 25005

9/ After recording return to:
Scott D. MacArthur, P.C.
280 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:

Jesse Garcia
315 Division Street
Klamath Falls, OR 97601

Default upon Trust Deed

Lori J. Garcia (McAnulty)
315 Division Street
Klamath Falls, OR 97601

Default upon Trust Deed

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.

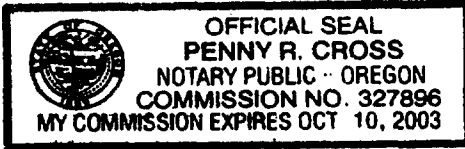
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Scott D. MacArthur, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on March 14, 2000. 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.

Scott D. MacArthur

Scott D. MacArthur, Successor Trustee

Subscribed and sworn to before me this 15th day of March, 2000.



Penny R. Cross

Notary Public for Oregon

My commission expires 10/10/03

STATE OF OREGON, County of _____)ss.

I certify that the within instrument was received for record on the _____ day of _____, 2000, 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

AFFIDAVIT OF POSTING NOTICE OF SALE IN LIEU OF SERVICE

STATE OF OREGON, County of Klamath) ss.

I, LANCE J. LINDOW, being first duly sworn, depose 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 18 years and not the beneficiary or his successor in interest name in the notice of sale given under the terms of that certain trust deed described in said notice.

I posted the Notice of Sale of the real property in the Notice of Sale posting said notice on the premises of:

NAME:

Jesse Garcia

Lori J. Garcia (McAnulty)

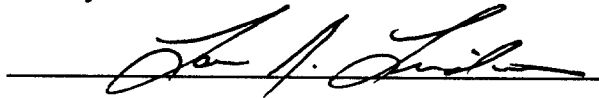
ADDRESS:

315 Division Street

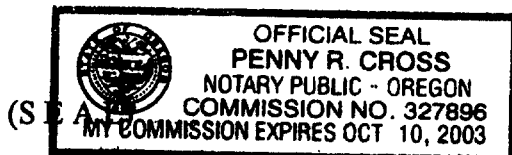
Klamath Falls, Oregon 97601

Each of the notices so posted 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; and was posted by me on MARCH 14, 2000. Each of said notices was posted after the Notice of Default and Election to Sell by the trustee was recorded and at least 90 days before the day fixed in said notice by the trustee for the trustee's sale.

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



Subscribed and sworn to before me this 15th day of March, 2000.



Penny R. Cross
Notary Public for Oregon
My Commission Expires: 10/10/03

CERTIFICATE OF POSTING

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument received for recording on the _____ day of _____, 2000, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

After Recording return to:
Scott D. MacArthur, P.C.
280 Main Street
Klamath Falls, OR 97601

Name _____ Title _____
By _____ Deputy _____

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the
Legal#3099

Notice of Default and Election
to Sell

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for Four

(4) insertion(s) in the following issues:

April 24, 2000

May 1, 8, 15, 2000

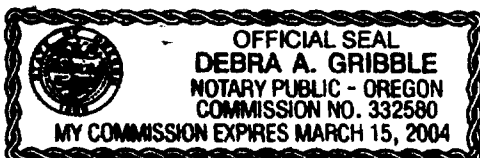
Total Cost: \$513.00

Subscribed and sworn before me this 15th
day of May 20 00

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15, 2004



NOTICE OF DEFAULT AND ELECTION TO SELL

KNOW ALL MEN BY
THESE PRESENTS,
that JESSE GARCIA
and LORI J. GARCIA,
the grantor; and
AMERITITLE, INC. is
the trustee, and PA-
TRICIA J. POUND and
WILLIAM M. POUND,
or the survivor is the
beneficiary under that
certain trust deed dated
November 24, 1996,
and recorded on De-
cember 4, 1996, in book/
reel/volume No. M96 at
page 37883 of the Mort-
gage Records of Klamath
County, Oregon, Lots
20, 21, and 22, in Block 24 of INDUS-
TRIAL ADDITION to
the City of Klamath

Falls, according to the
official plat thereof or
file in the office of the
County Clerk of Klamath
County, Oregon. Both the benefici-
ary 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
Section 86.735(3) of Oregon
Revised Statutes. The
Default for which the
foreclosure is made is
grantor's failure to
pay when due the following
sums:
Payments in the
amount of \$422.00 per
month from November
1999 to the present.
Taxes for the fiscal
year 1999-2000, delin-
quent in the sum of
\$653.51, plus interest.
Taxes for the fiscal
year 1998-1999, delin-
quent in the sum of
\$644.95, plus interest.
By reason of said
default, the beneficiary
has declared all sum-
owing on the obligation
secured by said trust
deed immediately due
and payable, said sum
being the following, to-
wit: \$54,821.74 of Janu-
ary 4, 2000, plus inter-
est.

WHEREFORE,
notice hereby is given
that the undersigned
trustee will on July 14,
2000 at the hour of 10
a.m. Standard time, as
established by Section
187.110, Oregon Revised
Statutes, at 280 Main
Street, in the City of
Klamath Falls, County
of Klamath, State of

Oregon, sell, at public
auction to the highest
bidder for cash the in-
terest in said described
real property which the
grantors had or had
power to convey at the
time of the execution
by him of said trust
deed, to satisfy the
foregoing obligations
thereby secured and
the costs or their suc-
cessors in interest ac-
quired after the execu-
tion of said trust deed,
to satisfy the foregoing
obligations thereby se-
cured and the costs and
expenses of sale, in-
cluding a reasonable
charge by the trustee.
Notice is further given
that any person named
in Section 86.753 of Oregon
Revised Statutes has
the right, at any
time prior to five days
before the trustee con-
ducts the sale, to have
this foreclosure pro-
ceeding dismissed and
the trust deed reinstated
by payment to the
beneficiary of the en-
tire amount then due
(other than such por-
tion of the principal as
would not then be due
had no default oc-
curred) and by curing
any other default com-
plained of herein that
s
capable of being cured
by tendering the per-
formance required un-
der the obligation or
trust deed, and in ad-
dition to paying said sums
or tendering the perfor-
mance necessary to
cure the default, by
paying all costs and ex-
penses actually in-
curred in enforcing the
obligation and trust
deed, together with
trustee's and attorney's
fees not exceeding the
amounts provided by
said Section 86.753 of

Oregon Revised Sta-
tutes.

In construing this
notice, the masculine
gender includes the
feminine and the neut-
er, 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 per-
formance of which is
secured by said trust
deed, and the words
"trustee" and "benefici-
ary" include their re-
spective successors in
interest, if any.

DATED April 18, 2000
Scott D. MacArthur
Successor Trustee
#3099 April 24, 2000
May 1, 8, 15, 2000

State of Oregon, County of Klamath
Recorded 07/10/00, at 9:19 a. m.
In Vol. M00 Page 25065
Linda Smith,
County Clerk Fee \$ 36.00