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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE RE: Trust Deed from
Stephen King and Cathy King.

Vol M00 Page 28333

TO

Jacob Zaiger, Beneficiary

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:

Stephen King, 5729 Altamont Drive, Klamath Falls, OR 97603

Cathy King, 5729 Altamont Drive, Klamath Falls, OR 97603

David G. Hoppe, Attorney at Law, 411 Pine Street, Klamath Falls, OR 97601

Shasta Glenn, LLC, Jim Drew, Manager, 1775 NW Steidl Road, Bend, OR 97701

Shasta Glenn, LLC, Tom Oller, Manager, 1576 NW City Heights Drive, Bend, OR 97701

Andrew Patterson, C/O William Ganong, Attorney at Law, 514 Walnut Street, Klamath Falls, OR 97601

MJMW Properties, C/O William Ganong, Attorney at Law, 514 Walnut Street, Klamath Falls, OR 97601

Pave & Seal, Inc., 5506 Altamont Drive, Klamath Falls, OR 97603

Mark & Roberta Glover, P.O. Box 278, Chiloquin, OR 97624

Conseco Finance Corporation, C/O Patrick Wade, Attorney at Law, P.O. Box 1475, Eugene, OR 97440

Ottland, Inc., C/O Bradford Aspell, Attorney at Law, 122 S. 5th Street, Klamath Falls, OR 97601

State of Oregon, Department of Revenue, Revenue Building, Collections Accounts, Salem, OR 97309

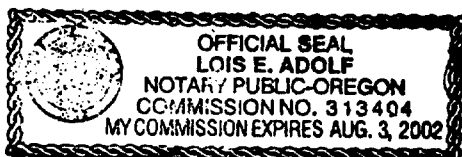
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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.

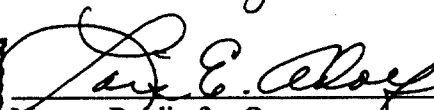
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Scott D. MacArthur, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on April 21, 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, Successor Trustee

Subscribed and sworn to before me this 2nd day of August, 2000.




Notary Public for Oregon
My commission expires _____

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:

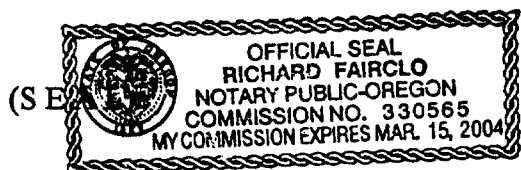
Stephen King and Cathy King

ADDRESS:

2227 Lancaster Avenue
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 April 20, 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 24 day of April, 2000.

Notary Public for Oregon

My Commission Expires: _____

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#3233

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:
June 6, 13, 20, 27, 2000

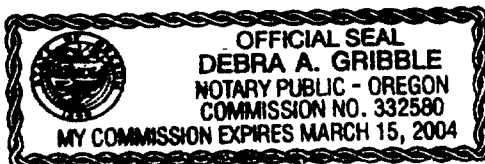
Total Cost: \$553.50

Subscribed and sworn before me this 27th
day of June 20 00

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 20 04



NOTICE OF DEFAULT AND ELECTION TO SELL

KNOW ALL MEN
BY THESE PRESEN-
TMENTS, that STEPHEN
KING AND CATHY
KING, husband and
wife, is the grantor, and
AMERITITLE, INC. is
the trustee, and JACOB
ZAIGER is the beneficiary
under that certain
trust deed dated May
22, 1996, and recorded
on May 22, 1996, in
book/leaf/volume, No.
M96 at page 14869 of the
Mortgage Records of
Klamath County, Ore-
gon.
Lots 15, 16, 17, 18,
19 and 20 in Block 10 of
SECOND ADDITION
TO THE CITY OF KLA-
MATH FALLS, accord-
ing to the official plat
thereof on file in the Of-
fice of the County Clerk
of Klamath County, Or-
egon. SAVING AND
EXCEPTING that por-
tion deeded to City of
Klamath Falls, Oregon
recorded October 6,
1959 in Book 316 at page
343 Deed Records of
Klamath County, Ore-
gon.
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 Or-
egon Revised Statutes.
The Default for which
the foreclosure is made
is grantor's failure to
pay when due the fol-
lowing sums:
Payments in the
full due November 22,
1996.
Taxes for the fis-
cal year 1996-1997, delin-
quent in the sum of
\$42.48, plus interest.
Taxes for the fis-
cal year 1997-1998, delin-
quent in the sum of
\$427.14, plus interest.
Taxes for the fis-
cal year 1998-1999, delin-
quent in the sum of
\$440.55, plus interest.
Taxes for the fis-

cal year 1999-2000, delin-
quent in the sum of
\$427.14, plus interest.
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 sums
being the following, to-
wit: \$20,997.27 as of July
29, 1999 plus interest.
W H E R E F O R E ,
notice hereby is given
that the undersigned
trustee will on August
28, 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 Or-
egon, sell at public auc-
tion to the highest bid-
der for cash the inter-
est 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 Or-
egon 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

capable of being cured
by tendering the per-
formance required un-
der the obligation or
trust deed and in addi-
tion 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: May 31, 2000
Scott D. MacArthur
Successor Trustee
#3233 June 6, 13, 20, 27,
2000

State of Oregon, County of Klamath
Recorded 08/02/00, at 2:06 p.m.
In Vol. M00 Page 28333
Linda Smith,
County Clerk Fee\$ 36⁰⁰