AFFIDAVIT OF MAILING NOTICE TO VACATE

BAKER FORECLOSURE SALE DATE: September 7, 2000 @ 10:00 a.m.

STATE OF OREGON)) County of Klamath)

)) ss.)

I, PATRICIA M. JOHNSON, depose and say:

That I mailed a letter Notice to Vacate to the tenants as follows:

Steven Richard Carter and All Occupants of the Property at 4335 Cottage Avenue Klamath Falls OR 97603

by mailing First Class and Certified Mail with return receipt requested to each said person a true copy thereof, contained in a sealed envelope, with postage paid, addressed to each said person at their last known address, and deposited in the post office at Klamath Falls, Oregon, on this 9th day of August, 2000.

PATRICIA M.

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SUBSCRIBED AND SWORN to before me this 9th day of August, 2000.

Notary Public for Oregon My Commission Expires: OFFICIAL SEA ARCIE M. LYM NOTARY PUBLIC -COMMISSION NO. MY COMMISSION EXPIRES JAN. 03, 200

State of Oregon, County of Klamath Recorded 08/09/00, at 3:63 p.m. In Vol. M00 Page 2/20/ Linda Smith, County Clerk Fee\$26

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Raturn to:	Jerry M. molatore 426 main str.
26	426 main str. Klamster Fulls. OR 97601

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FORM No. 885-TRUSTEE'S NOTICE OF SALE-Oregan Trust Deed Series.

ON

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Reference is made to that certain trust deed made by STEVEN RICHARD CARTER and VICKI LOU CARTER, husband and wife
CARTER, nusband and wire
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
in favor of JAMES ROBERT BAKER AND BARBARA ELLEN BAKER, as trustee,
dated <u>March 18</u> , 19.85, recorded <u>March 19</u> , 19.85 in the mortage records of
Klamath
AS DE AND
property situated in said county and state, to-wit:
The East one-half of Lot 2, Block 4, PLEASANT VIEW TRACTS,
according to the official plat thereof on file in the office
of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING

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:

that portion in the widening of Fargo Street deeded in Deed Records M-65 on page 216, records of Klamath County, Oregon.

\$5,225.76 in delinquent monthly payments for 19 months as of 4/14/0
\$2,272.66 in delinquent real property taxes
\$ 907.78 in attorney fees

\$8,861.20 TOTAL

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:

\$19,542.69 Principal and interest
\$ 2,727.66 Real property taxes
\$ 907.78 Attorney fees

\$ 221.00 Trustee's Sale Guarantee TOTAL: \$23,399.13 WHEREFORE, notice hereby is given that the undersigned trustee will onSeptember 7.,......,x#220,0

at the hour of 10 o'clock, A. M., in accord with the standard of time established by ORS 187.110, at Front steps of the Government Center, 305 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 interest in the said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 then 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 obligation 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 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.

DATED	2000 Ml
	JER HT M. MOLATORE Successor <i>Trustee</i>
State of Oregon, County ofKlamath I, the undersigned, certify that I am the a the foregoing is a complete and exact copy of the	ttorney or one of the attorneys for the above named trustee and that original trustee's porice of sale.
If the foregoing is a copy to be served pursuant to	SERVE:
ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.	