

After Recording Return To:
Sabrina P. Loiselle
Miller Nash LLP
3500 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204-3699

Vol M01 Page 25995

K55908
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

I, Sabrina P. Loiselle, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned, I was and now am a competent person over the age of eighteen years and not the beneficiary or its successor in interest named in the attached original trustee's notice of sale (the "Notice") given under the terms of that certain deed of trust described in the Notice (the "Trust Deed").

I gave notice of the sale of the real property described in the attached Notice by mailing true copies thereof by both first-class and certified mail with return receipt requested to each of the following persons, at their respective last-known addresses, on February 1, 2001:

Michael R. Randall
1729 Wall Street
Klamath Falls, OR 97601

Karen A. Randall
1729 Wall Street
Klamath Falls, OR 97601

Karen A. Randall
225 West Elm
Hanford, CA 93230

Donna M. Hasbrouck
Post Office Box 1524
Klamath Falls, OR 97601

Donna M. Hasbrouck
924 McClellan Drive
Klamath Falls, OR 97601

Angela R. Gabrielson
6422 Poplar
Boise, ID 83704

Diane Anothony,
personal representative for the
estate of Angela R. Gabrielson
2600 Latham Drive
Sacramento, CA 95825

Chris Dunn
4750 Lombard Drive
Klamath Falls, OR 97603

City of Klamath Falls
500 Klamath Avenue
Klamath Falls, OR 97601

City of Klamath Falls
Police Enforcement
Code Enforcement
Post Office Box 237
226 South Fifth Street
Klamath Falls, OR 97601

I also gave notice of the sale of the real property described in the attached Notice by mailing a true copy thereof by certified mail with return receipt requested on February 1, 2001, and by mailing a true copy thereof by first class mail on February 2, 2001, to the following person, at his respective last-known address:

Michael R. Randall
225 West Elm
Hanford, CA 93230

I also gave notice of the sale of the real property described in the attached Notice by mailing true copies thereof by both first-class and certified mail with return receipt requested to each of the following persons, at their respective last-known addresses on February 8, 2001:

Michael R. Randall
225 West Elm
Hanford, CA 93230

Angela Cunningham
2141 Radcliffe
Klamath Falls, OR 97601

Rick Witlock
City Attorney
City of Klamath Falls
500 Klamath Avenue
Post Office Box 237
Klamath Falls, OR 97601

Klamath County Tax Assessor's Office
Local Government Center
305 Main Street
Klamath Falls, OR 97601

These 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 set forth in ORS 86.785.

Each notice so mailed was a certified true copy of the original notice. Each true copy of said notice was contained in a sealed envelope with postage thereon fully prepaid. Each true copy of said notice was mailed after the notice of default and election to sell described in said notice was recorded and at least 120 days before the date that the trustee conducts the sale.

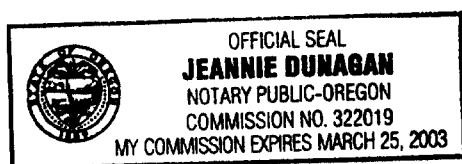
As used herein, the singular includes the plural and the word "person" includes a corporation and any other legal entity.

Dated this 1st day of June, 2001.

Sabrina P. Loiselle
Sabrina P. Loiselle

SUBSCRIBED AND SWORN to before me this 1st day of June,

2001.



Jeannie Dunagan
Notary Public for Oregon
My commission expires: 03/25/03

After recording, return to:

Sabrina P. Loiselle
Miller Nash LLP
111 S.W. Fifth Avenue, Suite 3500
Portland, Oregon 97204-3699

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain deed of trust (the "Trust Deed") dated **March 7, 1979**, by **Donna M. Hasbrouck** (the "Grantor") to **William Sisemore** (the "Trustee"), to secure payment and performance of certain obligations of Grantor, including repayment of the promissory note dated **March 7, 1979**, in the principal amount of **\$28,000.00** (the "Note"), to **Klamath First Federal Savings and Loan Association** (the "Beneficiary"), and recorded on **March 7, 1979**, in **Volume M79 at Page 5227** in the Mortgage Records of Klamath County, Oregon.

The description of the of real property covered by the Trust Deed is as follows:

Lot 12 in Block 55, SECOND ADDITION TO HOT SPRINGS 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.

No action has been instituted to recover the obligation, or any part thereof, now remaining secured by the Trust Deed or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

The successors in interest to the Grantor are Michael R. Randall and Karen A. Randall and title to said property is currently vested in Michael R. Randall and Karen A. Randall as tenants by the entirety.

The default for which the foreclosure is made is the Grantor's failure to make monthly payments in full beginning in May 2000, and each month thereafter, as required under the Note and Trust Deed in the total amount of \$2,368.00 as of January 3, 2001, and late charges in the total amount of \$90.09, as of January 3, 2001 and failing to maintain insurance on the Home as required under the terms of the Trust Deed.

By reason of said default, Klamath First Federal Savings and Loan Association, as beneficiary under the Trust Deed, has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable which sums are as follows: (a) the principal amount of \$14,902.27, (b) accrued interest of \$1,186.56 as of January 3, 2001, and interest accruing thereafter on the principal amount at the rate of 10.5 percent per annum until paid, (c) late charges of \$90.09 as of January 3, 2001, and any late charges accruing thereafter, (d) amounts that the Beneficiary has paid on or may hereinafter pay to protect the lien, including by way of illustration, but not limitation, taxes, assessments, interest on prior liens, and insurance premiums, and (e) costs and attorney and trustee fees incurred by the Beneficiary in foreclosure, including the cost of a trustee's sale guarantee and any other environmental or appraisal report.

By reason of said default, Klamath First Federal Savings and Loan Association, as beneficiary under the Trust Deed, and the Successor Trustee have elected to foreclose the trust

deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.795 and to sell the real property identified above to satisfy the obligation that is secured by the Trust Deed.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or Successor Trustee's agent will, on **June 12, 2001, at two o'clock (2:00) p.m., based on the standard of time established by ORS 187.110, just outside the main entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601**, sell for cash at public auction to the highest bidder the interest in said real property, which Grantor has or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest that Grantor or the successors in interest to Grantor acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale.

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 Klamath First Federal Savings and Loan Association, as beneficiary under the Trust Deed, 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 and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, and the word "grantor" includes any successor in interest of grantor, as well as any other person owing an obligation, the performance of which is secured by the Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

In accordance with the Fair Debt Collection Practices Act, this is an attempt to collect a debt, and any information obtained will be used for that purpose. This communication is from a debt collector.

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For further information, please contact Sabrina P. Loiselle at Miller Nash LLP,
111 S.W. Fifth Avenue, Suite 3500, Portland, Oregon 97204 or telephone her at (503) 224-5858.

DATED this 31st day of January, 2001.

Sabrina Loiselle
Sabrina P. Loiselle
Successor Trustee

STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

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

SUBSCRIBED and sworn to before me this __ day of _____, 2001.

Notary Public for Oregon
My commission expires: _____

After recording return to:
Sabrina P. Loiselle
Miller Nash LLP
111 S.W. Fifth Avenue, Suite 3500
Portland, Oregon 97204-3699

26001

**JEFFERSON STATE ADJUSTERS
RECOVERY IS OUR BUSINESS**

1135 Pine Street
Klamath Falls, Oregon 97601
Phone: (541) 882-8036 Fax: (541) 883-2129

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON
COUNTY OF Klamath

State of Oregon, County of Klamath
Recorded 06/04/01, at 11:08 a.m.
In Vol. M01 Page 25995
Linda Smith,
County Clerk Fee \$ 51⁰⁰

I, Dave Shuck, being first duly sworn, depose and say: That I am and have been
at all material times hereto, a competent person over the age of eighteen years and a resident of the county of
Klamath, State of Oregon. I am not a party to, an attorney for, or interested in any suit or action
involving the property described below.

That on the 8th day of February 2001, after personal inspection, I found the following
described real property to be unoccupied.

Commonly described as (Street address) 1729 Wall Street
Klamath Falls, OR. 97601

I declare under the penalty of perjury that the above statements are true and correct.

[Signature] 3-15-01
(Signed and Dated)

Subscribed and Sworn to before me this 15th day of March, 2001.



Margaret A. Nielsen
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 4-12-04