

'01 NOV 2 PM2:24

AFFIDAVIT OF MAILING OF NOTICE OF SALE

STATE OF OREGON)
) ss.
 COUNTY OF LANE)

I, MICHAEL C. AROLA, being first duly sworn, depose and say:

1. I am the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. I served the attached Trustee's Notice of Sale upon the following parties by depositing original copies thereof in the United States Mail at Eugene, Oregon, on August 2, 2001:

Roy G. Unger
 2360 Eberlein Avenue
 Klamath Falls OR 97601

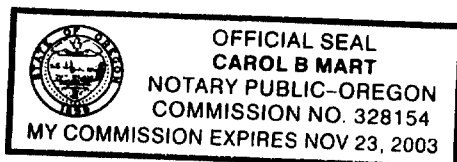
Kent Pederson, Registered Agent
 Carter-Jones Collections L.L.C.
 1143 Pine Street
 Klamath Falls OR 97601

Arthur B. Mills, Registered Agent
 Mills Ltd., dba
 Credit Bureau of Klamath County
 PO Box 5107
 Klamath Falls OR 97601

3. The above copies were enclosed in sealed envelopes addressed to the parties named above at the addresses set forth below their names which, to the best of my knowledge, were their last known addresses as of the date of mailing. The copies were mailed by certified mail, return receipt requested, and by first class mail, with postage prepaid.

Michael C. Arola
 Michael C. Arola

Signed and sworn to before me on August 2, 2001, by MICHAEL C. AROLA.



Carol B. Mart
 Notary Public for Oregon
 My Commission Expires: 11-23-03

AFTER RECORDING RETURN TO:
 Hershner, Hunter, et al
 Attn: Carol B. Mart
 P.O. Box 1475
 Eugene, OR 97440

STATE OF OREGON)
COUNTY OF Klamath) ss.

I swear that I am competent person 18 years of age or older and a resident of the State of Oregon; that I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise, named in the attached Trustee's Notice of Sale; that I served the an original of the attached Trustee's Notice of Sale on the following persons and that each person served is the identical one named in the trustee's instructions to me.

Personal Service

On Aug. 3, 2001, at 11:00 o'clock, A.M., I delivered the attached original Trustee's Notice of Sale to Linsey Unger in person, at 2360 Eberlein Avenue.
On _____, at _____ o'clock, _____ M., I delivered the attached original Trustee's Notice of Sale to _____ in person, at _____.
On _____, at _____ o'clock, _____ M., I delivered the attached original Trustee's Notice of Sale to _____ in person, at _____.

Substitute Service

On Aug. 3, 2001, at 11:00 o'clock, A.M., I served the attached Trustee's Notice of Sale on Roy Unger (dad) by delivering a original copy to Linsey Unger, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at 2360 Eberlein.
On Aug. 3, 2001, at 11:00 o'clock, A.M., I served the attached Trustee's Notice of Sale on Lola Unger (mom) by delivering an original copy to Linsey Unger, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at 2360 Eberlein.

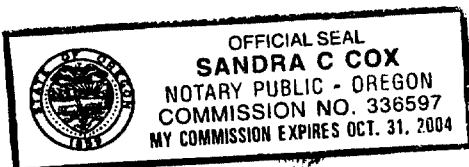
Office Service

On _____, at _____ o'clock _____ M., I left an original copy of the Trustee's Notice of Sale with _____, the person apparently in charge of the business office maintained by _____ at _____.
On _____, at _____ o'clock _____ M., I left an original copy of the Trustee's Notice of Sale with _____, the person apparently in charge of the business office maintained by _____ at _____.

Signed and sworn to before me on August 9 2001, by _____

Sandra C Cox
Notary Public for Oregon

My Commission Expires: 10/31/04



AFTER RECORDING RETURN TO:
Hershner, Hunter, et al
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

NOTICE OF SUBSTITUTE SERVICE

TO:

Lola Unger
2360 Eberlein Avenue
Klamath Falls OR 97601

You are hereby notified that you were served with a Trustee's Notice of Sale, a true copy of which is attached hereto, by delivery of an original copy of the Notice of Sale at your dwelling house or usual place of abode indicated above, as follows:

Date and Time of Service: August 3, 2001, 11:00 a.m.

Person to Whom the Notice
Was Delivered: Lindsay Unger

/s/ Michael C. Arola
MICHAEL C. AROLA,
Successor Trustee

AFFIDAVIT OF MAILING

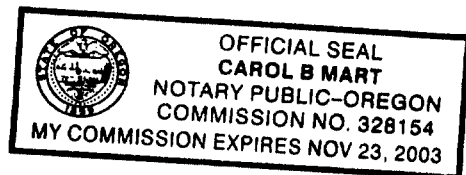
STATE OF OREGON)
) ss.
COUNTY OF LANE)

I, MICHAEL C. AROLA, being first duly sworn, depose and say that:

I mailed an original Notice of Substitute Service, a true copy of which appears above, together with a true copy of the Notice of Sale referred to therein, by placing them in a sealed envelope, addressed as shown above and mailed by certified mail, return receipt requested, with postage prepaid in the United States Mail at Eugene, Oregon, on August 6, 2001.

Michael C. Arola
MICHAEL C. AROLA

Signed and sworn to before me on August 6, 2001, by MICHAEL C. AROLA.



Carol B. Mart
Notary Public for Oregon
My Commission Expires: 11-23-03

NOTICE OF SUBSTITUTE SERVICE

AFTER RECORDING RETURN TO:
Hershner, Hunter, et al
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

NOTICE OF SUBSTITUTE SERVICE

TO:

Roy Unger
2360 Eberlein Avenue
Klamath Falls OR 97601

You are hereby notified that you were served with a Trustee's Notice of Sale, a true copy of which is attached hereto, by delivery of an original copy of the Notice of Sale at your dwelling house or usual place of abode indicated above, as follows:

Date and Time of Service: August 3, 2001, 11:00 a.m.

Person to Whom the Notice
Was Delivered: Lindsay Unger

/s/ Michael C. Arola
MICHAEL C. AROLA,
Successor Trustee

AFFIDAVIT OF MAILING

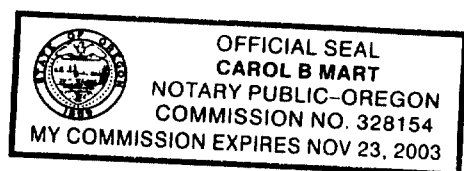
STATE OF OREGON)
) ss.
COUNTY OF LANE)

I, MICHAEL C. AROLA, being first duly sworn, depose and say that:

I mailed an original Notice of Substitute Service, a true copy of which appears above, together with a true copy of the Notice of Sale referred to therein, by placing them in a sealed envelope, addressed as shown above and mailed by certified mail, return receipt requested, with postage prepaid in the United States Mail at Eugene, Oregon, on August 6, 2001.

Michael C. Arola
MICHAEL C. AROLA

Signed and sworn to before me on August 6, 2001, by MICHAEL C. AROLA.



Carol B. Mart
Notary Public for Oregon
My Commission Expires: 11-23-03

NOTICE OF SUBSTITUTE SERVICE

AFTER RECORDING RETURN TO:
Hershner, Hunter, et al
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. **PARTIES:**
Grantor: ROY GENE UNGER
Trustee: WILLIAM SISEMORE
Successor Trustee: MICHAEL C. AROLA
Beneficiary: KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
2. **DESCRIPTION OF PROPERTY:** The real property is described as follows:

Lot 1, Block 304, DARROW 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.
3. **RECORDING.** The Trust Deed was recorded as follows:
Date Recorded: January 29, 1981
Volume M81, Page 1380
Official Records of Klamath County, Oregon
4. **DEFAULT.** The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: A partial monthly payment in the amount of \$330.81 due May 1, 2001, plus monthly payments in the amount of \$344.00 each, due the first of each month, for the months of June and July 2001; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.
5. **AMOUNT DUE.** The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$15,518.80 plus interest at the rate of 14.75% per annum from April 1, 2001; plus late charges of \$39.57.
6. **ELECTION TO SELL.** The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.
7. **TIME OF SALE.**
Date: December 6, 2001
Time: 11:00 a.m. as established by ORS 187.110
Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon
8. **RIGHT TO REINSTATE.** Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (541) 686-8511.

DATED: July 30, 2001.

/s/ Michael C. Arola

MICHAEL C. AROLA, Successor Trustee
HERSHNER, HUNTER, ANDREWS, NEILL & SMITH, LLP
P.O. Box 1475
Eugene, OR 97440

AFTER RECORDING RETURN TO:
Hershner, Hunter, et al
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

Affidavit of Publication

56295

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 # 4381

Trustee's Notice/ Unger

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)
Four

Insertion(s) in the following issues:

September 27, 2001

October 4, 11, 18, 2001

Total Cost: \$526.50

Larry L. Wells

Subscribed and sworn

before me on: October 18, 2001

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15, 2004

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:
Grantor: ROY GENE UNGER,
Trustee: WILLIAM SISEMORE,
Successor Trustee: MICHAEL C. ARO-
LA,
Beneficiary: KLA-
MATH FIRST FED-
ERAL SAVINGS
AND LOAN ASSO-
CIATION.

2. DESCRIPTION
OF PROPERTY:
The real property is described as fol-
lows:

Lot 1, Block 304,
DARROW ADDI-
TION 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.

3. RECORDING:
The Trust Deed was
recorded as follows:
Date Recorded:
January 29, 1981,
Volume M81, Page
1380, Official Re-
cords of Klamath
County, Oregon.

4. DEFAULT: The
Grantor or any other
person obligated
on the Trust Deed
and Promissory
Note secured there-
by is in default and
the Beneficiary
seeks to foreclose
the Trust Deed for
failure to pay: A
partial monthly pay-
ment in the amount
of \$330.81 due May 1,
2001, plus monthly

payments in the
amount of \$344.00
each, due the first of
each month, for the
months of June and
July 2001; plus late
charges and advan-
ces; plus any unpaid
real property taxes
or liens, plus inter-
est.

5. AMOUNT DUE:
The amount due on
the Note which is se-
cured by the Trust
Deed referred to
herein is: Principal
balance in the
amount of \$15,518.80
plus interest at the
rate of 14.75% per
annum from April 1,
2001; plus late
charges of \$39.57.

6. ELECTION TO
SELL: The Trustee
hereby elects to sell
the property to sat-
isfy the obligations
secured by the Trust
Deed. A Trustee's
Notice of Default
and Election to Sell
Under Terms of
Trust Deed has been
recorded in the Offi-
cial Records of Klamath
County, Ore-
gon.

7. TIME OF SALE:
Date: December 6,
2001, Time: 11:00
AM as established
by ORS 187.110,
Place: Front of the
Klamath County
Courthouse, 316
Main Street, Klamath
Falls, Oregon.

8. RIGHT TO REIN-
STATE: Any person
named in ORS 86.753
has the right, at any
time prior to five
days before the
Trustee conducts the
sale, to have this
foreclosure dis-
missed and the
Trust Deed reinstat-
ed 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,
by curing any other
default that is capa-

ble of being cured
by tendering the
performance re-
quired under the ob-
ligation or Trust
Deed and by paying
all costs and expens-
es actually incurred
in enforcing the obli-
gation and Trust
Deed, together with
the trustee's and at-
torney's fees not ex-
ceeding the amount
provided in ORS
86.753.

Any questions re-
garding this matter
should be directed to
Carol Mart, Legal
Assistant, (541)686-
8511. Dated July 30,
2001. Michael C. Ar-
ola, Successor
Trustee, Hershner,
Hunter, Andrews,
Neill & Smith, LLP,
PO Box 1475, Eu-
gene, OR 97440.
#4381 September 27,
October 4, 11, 18,
2001.

State of Oregon, County of Klamath
Recorded 11/02/01 2:24 p.m.
In Vol. M01 Page 56295
Linda Smith,
County Clerk Fees 46⁰⁰

