

After recording return to: William M. Ganong
p) Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

AFFIDAVIT OF MAILING
TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:

I, William M. Ganong, Attorney at Law, 514 Walnut Avenue, Klamath Falls, Oregon 97601, being first duly sworn, depose, say and certify that:

I am the Trustee or Successor Trustee for the Trust Deed more particularly described in the Notice of Default and Election to Sell and Trustee's Notice of Sale recorded in Volume M01 at page 32779 of the records of the Clerk of Klamath County, Oregon.

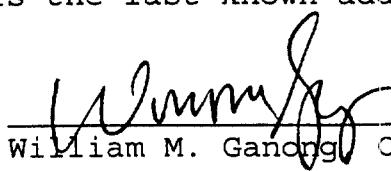
On July 3, 2001, I deposited with the United States Postal Service at Klamath Falls, Oregon, a sealed envelope containing a Trustee's Notice of Sale executed by me and containing the information shown on the Trustee's Notice of Sale attached hereto. I mailed one such envelope by First Class Mail and one such envelope by Certified Mail with Return Receipt Requested, postage prepaid, to the following named party at the following address:

Andrea Parker
1409 N 6th Avenue
Yakima WA 98902

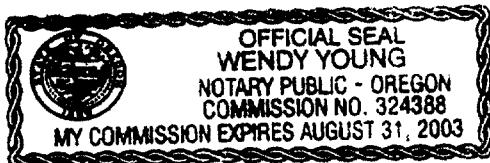
Said person includes: (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person or agency having a lien or interest subsequent to the Trust Deed, which lien or interest appears of record or which the beneficiary has actual notice; and (d) any person requesting notice as provided in ORS 86.785.

57153

The address shown above is the last known address of said party.


William M. Ganong OSB No. 78213
Successor Trustee

b This instrument was acknowledged before me on November 2001 by William M. Ganong as Successor Trustee.




Wendy Young
Notary Public for Oregon
My commission expires: 8-31-2003

unofficial copy

TRUSTEE'S NOTICE OF SALE

YOU ARE GIVEN NOTICE: THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1. A. Grantor: J. Douglas Parker and Andrea Parker
- B. Trustee: AmeriTtitle
- C. Beneficiary: Al Fitts and June Fitts
2. The legal description of the property covered by the subject Trust Deed is:

Parcel 2 of Land Partition 36-92, situated in Government Lots 21 and 28 of Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Account No.
3607-A0300-01100

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M98 Page: 32158 Date Recorded: September 1, 1998

3. The defaults for which the foreclosure is made are as follows: (1) Grantors' failure to pay the real property taxes and assessments for the tax years 1999-2000 in the sum of \$1,324.95, plus interest, and 2000-2001 in the sum of \$1,094.75, plus interest, before they became delinquent; and (2) Grantors' failure to pay the sum of \$25,000 that was due and payable upon the sale of Grantors' home. Said home was sold at a foreclosure sale, but the \$25,000 payment was not paid.

4. The amount owing on the obligation secured by the subject Trust Deed as of July 2, 2001 is \$124,530.05, plus interest at the note rate of 7.0% per annum from July 2, 2001 until paid; and real property taxes, assessments, and interest for the tax years 1999-2000 and 2000-2001 in the total sum of \$2,904.37, plus interest thereon at the rate of 1 1/3% per month from July 15, 2001, which are due and payable by the Grantor as provided in

said Trust Deed.

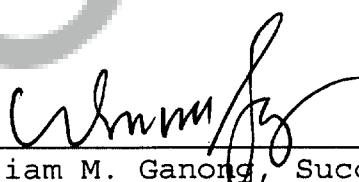
5. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

6. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 19th day of November, 2001, at the front entrance to the office of William M. Ganong, Attorney at Law, at 514 Walnut Avenue, Klamath Falls, Oregon.

7. Pursuant to ORS 86.753, the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 6th day of November 2001.



William M. Ganong, Successor Trustee

NOTICE REQUIRED BY THE FAIR DEBT COLLECTION
PRACTICES ACT, 15 U. S. C. § 1692

This is an attempt to collect a debt and any information obtained will be used for that purpose.

1. The amount of the debt is stated in the Trustee's Notice of Sale attached hereto.
2. The beneficiary named in the attached Trustee's Notice of Sale is the creditor to whom the debt is owed.
3. The debt described in the Trustee's Notice of Sale attached hereto will be assumed to be valid by the trustee unless the debtor, within 30 days after the receipt of this notice, disputes the validity of the debt or some portion of it.
4. If the debtor notifies the trustee in writing within 30 days of receipt of this notice that the debt or any portion thereof is disputed, the trustee will provide verification of the debt, and a copy of the verification will be mailed to the debtor by the trustee.
5. If the creditor named as beneficiary in the attached Trustee's Notice of Sale is not the original creditor, and if the debtor makes a written request to the trustee within 30 days from receipt of this notice, the name and address of the original creditor will be mailed to the debtor by the trustee.
6. Written requests or objections should be addressed to: William M. Ganong, Attorney at Law, 514 Walnut Avenue, Klamath Falls, Oregon 97601.

State of Oregon, County of Klamath
Recorded 11/07/01 10:31 a.m.
In Vol. M01 Page 57152
Linda Smith,
County Clerk Fee\$ 41⁰⁰