K57832

Vol MO2 Page 17212

AFFIDAVIT OF MAILING OF NOTICE OF SALE

STATE OF OREGON)	State of Oregon, County of Klamati Recorded 03/25/2002 12:23 p m.
COUNTY OF LANE) ss.)	Vol M02, Pg 17212-15 Linda Smith, County Clerk Fee \$ 36\cdot\cdot\cdot\cdot\cdot\cdot\cdot\cdot

- I. MICHAEL C. AROLA, being first duly sworn, depose and say:
- I am the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.
- I served the attached Trustee's Notice of Sale upon the following parties by depositing true copies thereof in the United States Mail at Eugene, Oregon, on December 20, 2001:

Michael D. McNeary 3202 15th Avenue W Seattle WA 98119-1705

Maureen D. Erlandson, aka Maureen D. McNeary 262 SE Lane Avenue Roseburg OR 97470

Daniel K. McNeary 810 W. Francis Roseburg OR 97470

Thomas P. McNeary 6385 Canyon Dawn Avenue Las Vegas NV 89108

William Robert McNeary 1335 Lookout Avenue Klamath Falls OR 97601

Mark J. McNeary 467 Walker Avenue Ashland OR 97520

Joanne F. Bowers 15206 48th Drive SE Everett WA 98208

District Director Internal Revenue Service Attn: Chief, Special Procedures Staff 915 Second Avenue, M-S W245 Seattle, WA 98174

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

Signed and sworn to before me on December 20, 2001, by MICHAEL C. AROLA.

OFFICIAL SEAL CAROL B MART NOTARY PUBLIC-OREGON COMMISSION NO. 328154 MY COMMISSION EXPIRES NOV 23, 2003

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

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 # 4617				
Notice of Sale/McNeary				
a printed copy of which is hereto annexed,				
was published in the entire issue of said				
T. AT T				
newspaper for: (4)				
Four				
Insertion(s) in the following issues:				
February 14, 21, 28, March 7, 2002				
4 11				
Total Cost: \$553.50				
Total Cost. 4000.00				
Xay I With				
Subscribed and sworn				
before me on: March 7, 2002				

TRUSTEE'S NOTICE OF SALE

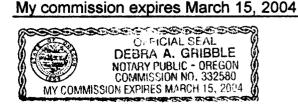
The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided: 1. Parties: Grantor: Shirley G McNeary; Trustee: William Sisemore; Successor Trustee: Michael C. Arola; Beneficiary: Kla-math First Federal Savings And Loan Association. 2. Description of Property: The real property is described as follows: All that portion of Block 26 of Hillside Addition to the City of Klamath Falls, Ore gon, lying South of the following described line: Commencing at the intersection of the centerlines of Shelley Street and Johnson Street; thence Southerly 952.78 feet, along the cen terline of Johnson Street; thence Westerly 115,00 feet, at right angles to Johnson Street, to a 1/2" rebar, sald point being the True Point of Beginning; thence continuing on said line 105.30 feet to a 1/2" rebar on the West line of Block 3. Recording. The Trust Deed was re-corded as follows: Date Recorded: January 15, 1985; Volume M85, Page 921; Official Records of Klamath County, Oregon. 4. Default. The Grantor or any oth-

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 Monthly payments in the amount of \$277.00 each, due the 10th of each month, for the months of July through December 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 \$7,812.64 plus interest at the rate of 12.75% per annum from June 10, 2001; plus late charges of \$115.40 6. Election To Sell. The Trustee hereby elects to sell the property to satisfy the obligations se cured 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: April 25, 2002. 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 Reinstate. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the

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: December 12, 2001. Michael C. Arola, Successor Trustee. Hershner, Hunter, Andrews, Neill & Smith, LLP, PO Box 1475, Eugene, OR 97440. #4617 February 14, 21, 28, March 7, 2002.

Notary Public of Oregon



AFTER RECORDING RETURN TO:

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

sale, to have this foreclosure dis-

Trust Deed reinstat-

ed by payment to the Beneficiary of

missed and the

er person obligated

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:

PARTIES: 1.

Grantor:

SHIRLEY G. McNEARY

Trustee:

WILLIAM SISEMORE Successor Trustee: MICHAEL C. AROLA

Beneficiary:

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

DESCRIPTION OF PROPERTY: The real property is described as follows: 2.

> All that portion of Block 26 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, lying South of the following described line: Commencing at the intersection of the centerlines of Shelley Street and Johnson Street; thence Southerly 952.78 feet, along the centerline of Johnson Street; thence Westerly 115.00 feet, at right angles to Johnson Street, to a 1/2" rebar, said point being the True Point of Beginning; thence continuing on said line 105,30 feet to a 1/2" rebar on the West line of Block 26.

RECORDING. The Trust Deed was recorded as follows: 3.

Date Recorded: January 15, 1985

Volume M85, Page 921

Official Records of Klamath County, Oregon

- 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 foreciose the Trust Deed for failure to pay: Monthly payments in the amount of \$277.00 each, due the 10th of each month, for the months of July through December 2001; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.
- 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 \$7,812.64 plus interest at the rate of 12.75% per annum from June 10, 2001; plus late charges of \$115.40.
- 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: April 25, 2002

Time: 11:00 a.m. as established by ORS 187.110

Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

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: December 12, 2001

/s/ Michael C. Arola

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

> AND OR RECORDING RETURN TO: He baser, Burder, et al. Auto: Carol II. Mart P.O. Box 1475 Eugene, OR 97440

STATE (OF	OREGON)	
)	ss.
COUNTY	OF	Klamath)	

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 December 14 , 20	01 , at 3:29	o'clock,	PM., I delivered	the attached
original Trustee's Notice of Sa	le to Douglas	McNeary in	person, at 1405 I	<u>elta</u>
Klamath Falls, OR. 97601	•			
On,	, at	o'clock,	M., I delivered	the attached
On, original Trustee's Notice of Sa	le to	in	person, at	
		- 4	. // /-	
On	, at	o'elock,	_M., I delivered	the attached
original Trustee's Notice of Sa	le to	in	person, at	
	•			
Sul	ostitute Servic	e	-	
On,	at	o'clock, _	M., I served the	attached
Trustee's Notice of Sale on		by del	ivering a original	copy to
, a person ove	er the age of 1	4 years resi	ding in said party	's dwelling
house or usual place of abode at	- A	-		3
·				
On,	, at	o'clock,	M., I served the a	attached
On, Trustee's Notice of Sale on		by del	ivering an origina.	l copy to
, a person or	ver the age of	14 years res	iding in said party	/'s dwelling
house or usual place of abode at	:			
		- 4		
		78		
4 4 7	Office Service			
		- ■ 1		
On,	, at	o'clock 1	M., I left an orig	inal copy of
the Trustee's Notice of Sale wit	h		the person apparer	
of the business office maintaine			at	2 5
On ,	at	o'clock I	M., I left an origi	inal copy of
the Trustee's Notice of Sale wit	h		the person apparer	* *
of the business office maintaine	ed by		at	
	1.7	_		
	dil)			
	David	Foreman		,

Notary Public for Oregon

My Commission Expires: 4-12-04

OFFICIAL SEAL MARGARET A NIELSEN NOTARY PUBLIC - OREGON COMMISSION NO. 333599 MY COMMISSION EXPIRES APRIL 12, 2004

Signed and sworn to before me on _

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