

K57832

Vol M02 Page 17212

AFFIDAVIT OF MAILING OF NOTICE OF SALE

STATE OF OREGON           )  
  ) ss.  
COUNTY OF LANE           )

State of Oregon, County of Klamath  
Recorded 03/25/2002 12:23 p m.  
Vol M02, Pg 17212-15  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

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 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

William Robert McNeary  
1335 Lookout Avenue  
Klamath Falls OR 97601

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

Mark J. McNeary  
467 Walker Avenue  
Ashland OR 97520

Daniel K. McNeary  
810 W. Francis  
Roseburg OR 97470

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

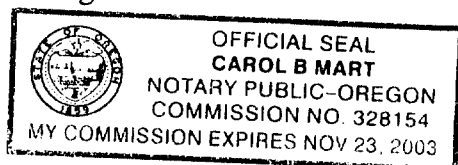
Thomas P. McNeary  
6385 Canyon Dawn Avenue  
Las Vegas NV 89108

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

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 December 20, 2001, by MICHAEL C. AROLA.



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

K36

AFFIDAVIT OF MAILING

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

# Affidavit of Publication

17213

## 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 newspaper for: ( 4 )

Four

Insertion(s) in the following issues:  
February 14, 21, 28, March 7, 2002

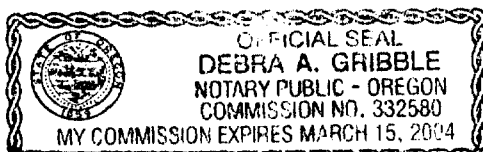
Total Cost: \$553.50

Subscribed and sworn

before me on: March 7, 2002

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: Shirley G.

McNeary; 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: 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 West-erly 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.

3. Recording. The Trust Deed was recorded as follows: Date Recorded: January 15, 1985; Volume M85, Page 921; 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: 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 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 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 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. 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.

AFTER RECORDING RETURN TO:

Hershner, Hunter, et al

Attn: Carol B. Mart

P.O. Box 1475

Eugene, OR 97440

TRUSTEE'S NOTICE OF SALE

17214

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: KLAMATH 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, 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 ½" rebar, said point being the True Point of Beginning; thence continuing on said line 105.30 feet to a ½" rebar on the West line of Block 26.

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

Date Recorded: January 15, 1985  
Volume M85, Page 921  
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: 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 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

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: December 12, 2001.

*/s/ Michael C. Arola*

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

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

## 17215

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.

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 served the attached Trustee's Notice of Sale on \_\_\_\_\_ by delivering an original copy to \_\_\_\_\_, a person over the age of 14 years residing in said party's dwelling house or usual place of abode 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 \_\_\_\_\_.

Margaret C. Nielsen  
Notary Public for Oregon  
My Commission Expires: 4-12-04

