

02 APR 4 PM 1:54

Vol M02 Page 19815

State of Oregon, County of Klamath
Recorded 04/04/2002 1:54 p.m.
Vol M02, Pg 19815-19
Linda Smith, County Clerk
Fee \$ 41 # of Pgs 5

**AFFIDAVIT OF MAILING NOTICE OF SALE
OF TRUST DEED FORECLOSURE**

STATE OF OREGON, County of Deschutes) ss:

I, **John A. Berge**, being first duly sworn, depose and say:

That I am the Successor Trustee under a Trust Deed between Richard Van Donk and Karen Van Donk (nka Karen Sutton), as Grantors, and Steven D. Colburn, as Beneficiary, recorded December 12, 1997, in Volume No. M97, at pages 40435 to 40437, Klamath County, Oregon, Official Records, and covering the property described in the attached **NOTICE OF SALE**.

I hereby certify that I mailed, by first class mail and by certified mail, return receipt requested, a copy of the attached **NOTICE OF SALE** to the persons listed below, on the date and to the address indicated, which was the last known address to the Successor Trustee and the Beneficiary, by placing said **NOTICE** in a sealed envelope, with postage fully paid thereon, and depositing the same in the United States Mail:

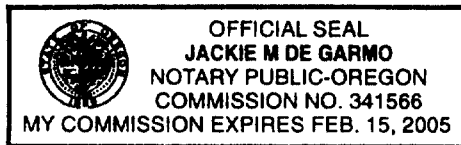
<u>Person:</u>	<u>Address:</u>	<u>Date:</u>
Karen A. Van Donk-Sutton	HC 30 Box 80 Chemult OR 97731	10/31/01
Karen A. Van Donk-Sutton	Hwy 97 and First St Chemult OR 97731	10/31/01
Richard F. Van Donk	HC 30 Box 118 Chemult OR 97731	10/31/01
Klamath County Tax Collector	PO Box 340 Klamath Falls OR 97601	10/31/01
Daniel Miller	109716 N Hwy 97 Chemult OR 97731	10/31/01
Wallace Electric Co.	c/o HP Wallace, R/A 117 Park West Drive McDonough GA 30253	10/31/01

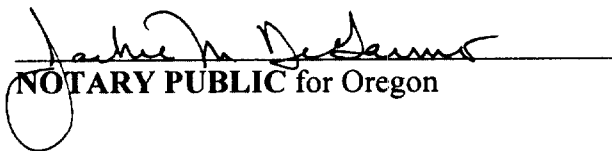
19816

Midstate Electric Cooperative	51340 Hwy 97 La Pine OR 97739	10/31/01
State of Oregon, by and thru its Department of Transportation	355 Capitol St NE Salem OR 97301	10/31/01
Providian National Bank	c/o David H DeBlasio, R/A 1737 NE Broadway Portland OR 97232-1488	10/31/01


JOHN A. BERGE, OSB 87166

SUBSCRIBED AND SWORN TO before me this 21st day of March, 2002, by John A. Berge.




NOTARY PUBLIC for Oregon

NOTICE OF SALE

John A. Berge, Successor Trustee under the Trust Deed described below, hereby elects to sell pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, the real property described below at **2:00 p.m. on March 1, 2002**, at the front entrance to the Klamath County Courthouse located at 316 Main, Klamath Falls, Klamath County, Oregon.

All obligations of performance which are secured by the Trust Deed hereinafter described are in default for reasons set forth below and the beneficiary declares all sums due under the note secured by the trust deed described herein immediately due and payable.

GRANTOR: Richard Van Donk; Karen Van Donk (nka Karen Sutton)

BENEFICIARY: Steven D. Colburn

TRUST DEED RECORDED: December 12, 1997, in Volume No. M97, at pages 40435 to 40437, Official Records of Klamath County, Oregon.

ASSIGNMENT OF NOTE AND BENEFICIARY'S INTEREST IN DEED OF TRUST RECORDED: August 16, 2001, in Volume No. M01, at page 41553, Official Records of Klamath County, Oregon.

PROPERTY COVERED BY TRUST DEED: See Exhibit A attached hereto.

DEFAULT: Failure to pay:

1. Regular installment payments due for January, February, March, April, June, October and November 1999, January through December 2000, and January through, and including, October 2001, at \$503 each, plus interest;

2. Real property taxes, plus interest, for years and account numbers as follows:

Account No. 2708-021BC-0800-000

1999-2000	\$385.08
2000-2001	\$433.18
2001-2002	\$445.50

Account No. 2708-021CB-0200-000

1999-2000	\$153.29
2000-2001	\$172.41
2001-2002	\$177.29

3. Other - Trustee's Sale Guarantee: \$200.

19818

SUM OWING ON OBLIGATION SECURED BY TRUST DEED: Principal balance of **\$16,336.13** with interest at 10 percent per annum (\$4.4757/diem) from December 28, 1999, until paid.

Notice is given that any person named pursuant to Section 86.753, Oregon Revised Statutes, has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults, by payment of the entire amount due (other than such portions of principal as would not then be due had no default occurred), and by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees, at any time prior to five days before the date last set for the sale.

JOHN A. BERGE
Successor Trustee

PARCEL 1:

Lots 4, 5, 8 and 9, Block 3, CHEMULT, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated Chemult Road and of the vacated alleyway that inures to the above described property.

LESS AND EXCEPT the Southerly 50 feet of Lot 8 and the Southerly 50 feet of Lot 9, Block 3, CHEMULT, in the County of Klamath, State of Oregon.

PARCEL 2:

Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 3, NORTH CHEMULT, a vacated Subdivision, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated Fourth Street and of the vacated alley way that inures to the above described property.

PARCEL 3:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 4, NORTH CHEMULT, a vacated subdivision, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated Fourth Street and of the vacated alley way that inures to the above described property.

CODE 50 MAP 2708-21CB TL 200
CODE 50 MAP 2708-21BC TL 800