

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

STATE OF OREGON, County of Deschutes) ss:

State of Oregon, County of Klamath

Recorded 05/16/2002 10:28 a m.

Vol M02, Pg 29180 - 81

Linda Smith, County Clerk


Fee \$ 26⁰⁰ # of Pgs 2

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

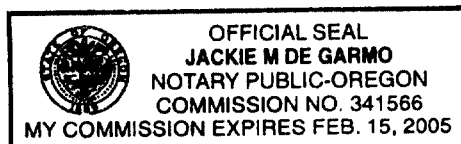
That I am the Successor Trustee under a Trust Deed between Ashley-Nicole Browning, as Grantor, and Jeld-Wen, Inc., an Oregon corporation, as Beneficiary, recorded March 10, 2000, in Volume M00, at page 7907, Klamath County, Oregon, Microfilm Records, and covering the property described in the attached **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>
Ashley Nicole Browning	PO Box 1120 Klamath Falls, OR 97601	1/30/02
Irwin Union Bank and Trust Company (Loan #050-000117183-3)	1717 East College Parkway Carson City NV 89706	1/30/02


JOHN A. BERGE, OSB 87166

SUBSCRIBED AND SWORN TO before me this 13th day of May, 2002, by John A. Berge.




NOTARY PUBLIC for Oregon

After recording, return to:

JOHN A. BERGE
BRYANT, LOVLIE & JARVIS, PC
ATTORNEYS AT LAW, ESTABLISHED 1915

591 SW Mill View Way PO Box 1151 Bend, Oregon 97709-1151 (541) 382-4331 fax (541) 389-3386 www.bryantlovlienjarvis.com
24 SW Fifth Street PO Box 650 Madras, Oregon 97741 (541) 475-2757 fax (541) 475-2962

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 **9 a.m. on June 5, 2002**, at the front, west entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, 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: **ASHLEY-NICOLE BROWNING**
BENEFICIARY: **JELD-WEN, INC.**, an Oregon corporation

TRUST DEED RECORDED: March 10, 2000, in Volume M00, at page 7907, Klamath County, Oregon, Microfilm Records.

PROPERTY COVERED BY TRUST DEED: Lot Unit B-1, Harbor Isles Condominiums, Phase II, Tract 1284, in Klamath County, Oregon.

Together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

DEFAULT: Failure to pay:

1. Regular installment payments due for July, August, September, October, November and December 2001, and January 2002 at \$1,476.95 each for a total of **\$10,338.65**;
2. Late charges of **\$443.10** for installments more than 15 days delinquent;
3. Real property taxes for years 2000-2001 in the amount of **\$2,630.86**, plus interest, and for years 2001-2002 in the amount of **\$2,644.32**, plus interest, for a total of **\$5,275.18**, plus interest;
4. Other - Maintenance Dues: **\$220**; Reconveyance Fees: **\$75**; Trustee's Sale Guarantee: **\$650.00**.

SUM OWING ON OBLIGATION SECURED BY TRUST DEED: Principal balance of **\$167,821.81** with interest at 10 percent per annum from **June 14, 2001**, 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.

**THIS IS AN ATTEMPT TO COLLECT A DEBT
 AND ANY INFORMATION OBTAINED
 WILL BE USED FOR THAT PURPOSE.**