

K58872

AFFIDAVIT OF MAILING OF NOTICE OF SALE

'02 AUG 19 PM2:31

STATE OF OREGON)
) ss.
COUNTY OF LANE)

State of Oregon, County of Klamath
Recorded 08/19/2002 2:31 p m.
Vol M02, Pg 46580-83
Linda Smith, County Clerk
Fee \$ 36⁰⁰ # 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 May 16, 2002:

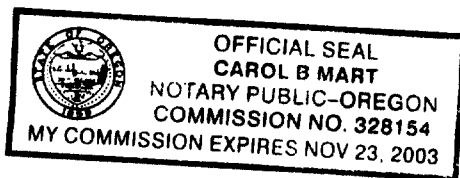
Wells Fargo Bank, N.A.
PO Box 4196
Portland OR 97208

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 May 16, 2002, by MICHAEL C. AROLA.

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



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

PROOF OF SERVICE

46581

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 a true copy 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 May 9th, 2002, at 8:50 o'clock, A.M., I delivered the attached original Trustee's Notice of Sale to Caren McHugh in person, at 645 Alameda Avenue Klamath Falls, Oregon 97601.

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 delivered the attached original Trustee's Notice of Sale to _____ in person, at _____.

Substitute Service

On May 9th, 2002, at 8:50 o'clock, A.M., I served the attached Trustee's Notice of Sale on Angie Benjamins by delivering a original copy to Caren McHugh, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at 645 Alameda Avenue Klamath Falls, OR 97601.

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 _____.

Office Service

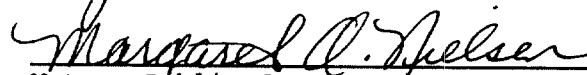
On _____, _____, at _____ o'clock _____M., I left an original copy of the Trustee's Notice of Sale with _____, the person apparently in charge of the business office maintained by _____ at _____.

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 _____.



Dave Shuck

Signed and sworn to before me on May 10, 2002, by Dave Shuck



Notary Public for Oregon

My Commission Expires: 4-12-04



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

NOTICE OF SUBSTITUTE SERVICE

TO:

Angie Benjamins
645 N Alameda
Klamath Falls OR 97601

You are hereby notified that you were served with a Trustee's Notice of Sale, a true copy of which is attached hereto, by delivery of an original copy of the Notice of Sale at your dwelling house or usual place of abode indicated above, as follows:

Date and Time of Service: May 9, 2002, 8:50 a.m.

Person to Whom the Notice
Was Delivered: Caren McHugh

/s/ Michael C. Arola
MICHAEL C. AROLA,
Successor Trustee

AFFIDAVIT OF MAILING

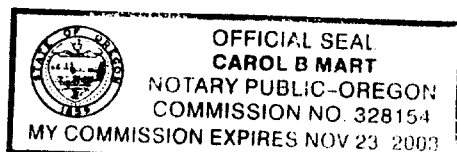
STATE OF OREGON)
) ss.
COUNTY OF LANE)

I, MICHAEL C. AROLA, being first duly sworn, depose and say that:

I mailed an original Notice of Substitute Service, a true copy of which appears above, together with a true copy of the Notice of Sale referred to therein, by placing them in a sealed envelope, addressed as shown above and mailed by certified mail, return receipt requested, with postage prepaid in the United States Mail at Eugene, Oregon, on May 16, 2002.

Michael C. Arola
MICHAEL C. AROLA

Signed and sworn to before me on May 16, 2002, by MICHAEL C. AROLA.



Carol B. Mart
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

NOTICE OF SUBSTITUTE SERVICE

TRUSTEE'S NOTICE OF SALE

46583

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: CAROLINE KING HUFF and CAREN JO McHUGH
Trustee: WILLIAM L. 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:

Lot 8, Block 26, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

Date Recorded: August 17, 1995
Volume M95, Page 21956
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: A partial monthly payment in the amount of \$287.08 due December 20, 2001, plus monthly payments in the amount of \$410.00 each, due the 20th of each month, for the months of January through May 2002; 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 \$44,596.12 plus interest at the rate of 7.5% per annum from November 20, 2001; plus late charges of \$33.56; plus advances and foreclosure attorney fees and costs.

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: September 19, 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: May 7, 2002.

/s/ Michael C. Arola

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

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