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NJC - 63618

Vol M04 Page 28134

AFFIDAVIT OF MAILING OF AMENDED NOTICE OF SALE

STATE OF OREGON           )  
  ) ss.  
COUNTY OF LANE         )

State of Oregon, County of Klamath  
Recorded 05/07/2004 3:13 p. m  
Vol M04 Pg 28134-36  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

I, NANCY K. CARY, being first duly sworn, depose and say:

1. I am the Successor Trustee of the Trust Deed described in the attached Amended Trustee's Notice of Sale After Relief From Stay.

2. I served the attached Amended Trustee's Notice of Sale After Relief From Stay upon the following parties by depositing true copies thereof in the United States Mail at Eugene, Oregon, on May 5, 2004:

David W. Dunham  
3113 Bristol Avenue, Unit 12  
Klamath Falls OR 97603-7858

Christine A. Dunham  
3300 N Sacramento  
Tulare CA 93274

Wells Fargo Bank, N.A.  
PO Box 31557  
Billings MT 59107

John P. Bianco  
118 E Oak Street #225  
P.O. Box 1088  
Visalia CA 93279-1088

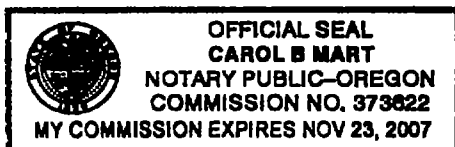
Sheryl Ann Strain  
Bankruptcy Trustee  
P.O. Box 25190  
Fresno CA 93729-5190

Occupant  
1825 Fremont Street  
Klamath Falls OR 97601

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, with postage prepaid.

  
\_\_\_\_\_  
NANCY K. CARY

Signed and sworn to before me on May 5, 2004, by NANCY K. CARY.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 11-23-07

AFFIDAVIT OF MAILING OF AMENDED NOTICE OF SALE

3/10 in  
return to: Hershner, Hunter  
180 East 11th Avenue  
Eugene, OR 97440

The following Trustee's Notice of Sale is served on you by certified mail, return receipt requested pursuant to ORS Chapter 86, requiring notice of the foreclosure to be given to the grantor of the trust deed, to certain successors in interest of the grantor and junior lien holders, and to the occupants of the property.

TO:

**AMENDED TRUSTEE'S NOTICE OF SALE AFTER RELIEF FROM STAY**

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: DAVID W. DUNHAM and CHRISTINE A. DUNHAM  
 Trustee: ASPEN TITLE AND ESCROW, INC.  
 Successor Trustee: NANCY K. CARY  
 Beneficiary: OREGON HOUSING AND COMMUNITY SERVICES  
 DEPARTMENT, STATE OF OREGON, assignee of Security Bank
2. **DESCRIPTION OF PROPERTY:** The real property is described as follows:  
  
 Lot 19, Block 31, 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: October 25, 2000  
 Volume M00, Page 38954  
 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 \$483.00 each, due the first of each month, for the months of August 2003 through April 2004; plus late charges and advances; plus any unpaid real property taxes, 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 \$50,660.18 plus interest at the rate of the rate of 7.5% per annum from July 1, 2003; plus late charges of \$131.22; 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. The Notice of Default and original Notice of Sale stated that the sale would be held on April 22, 2004, at 11:00 a.m., at Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon. The original sale proceedings were stayed by order of the Bankruptcy Court and the stay was terminated on April 23, 2004.
8. **TIME OF SALE.**  
 Date: May 27, 2004  
 Time: 11:00 a.m. as established by ORS 187.110  
 Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon
9. **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) 686-0344.

DATED: May 5, 2004.

*/s/ Nancy K. Cary*

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NANCY K. CARY, Successor Trustee  
HERSHNER, HUNTER, ANDREWS,  
NEILL & SMITH, LLP  
P.O. Box 1475  
Eugene, OR 97440

**FAIR DEBT COLLECTION  
PRACTICES ACT NOTICE**

This communication is from a debt collector.