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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. M04 Page 40699

STATE OF OREGON, County of Klamath, ss:I, James R. Uerlings,

being first duly sworn, depose, and say and certify that:
 At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME	ADDRESS
1) Klamath County Tax Collector	305 Main Street, Klamath Falls, OR 97601
2) Oregon Employment Department	875 Union St. NE, Rm 107, Salem, OR 97311
3) Shan R. Britton	PO Box 993, Madras, OR 97741
4) Highland Comm. Federal Credit Union	3737 Shasta Way, Klamath Falls, OR 97603
5) West One Auto Center	1930 S 6th Street, Klamath Falls, OR 97603

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by.....

James R. Uerlings....., attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls....., Oregon, on June 14, 2004....., 12..... With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

James R. Uerlings..... Successor Trustee

Subscribed and sworn to before me on June 14, 2004....., 12.....

Julie A. Stenkamp.....
 Notary Public for Oregon. My commission expires 10/21/05.....



AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Charles Green and Janet Green

Grantor

TO
California-Oregon Telecomm. Co.

Trustee

AFTER RECORDING RETURN TO

Boivin, Uerlings & DiIaconi, P.C.
 803 Main Street, Suite 201
 Klamath Falls, OR 97601

(DON'T USE THIS
 SPACE: RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED.)

State of Oregon, County of Klamath
 Recorded 06/23/2004 3:23 p m
 Vol M04 Pg 40699-40702
 Linda Smith, County Clerk
 Fee \$ 36.00 # of Pgs 4

By Deputy

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

EC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Charles Green and Janet Green **40700**

_____ as grantor,
 to California-Oregon Telecommunications Co. _____ as trustee,
 in favor of Robert W. Edgar and Bette J. Edgar, now known as Bette J. Reeves _____ as beneficiary,
 dated September 30, 2000 _____, recorded on October 10, 2000 _____, in the Records of
Klamath _____ County, Oregon, in ☐ book ☐ reel ☒ volume No. M00 _____ at page 37070 _____
 or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. _____ (indicate which), covering the following
 described real property situated in that county and state, to-wit:

See Exhibit A - Part 1, attached hereto and incorporated by this reference.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums: 1) Monthly payments totaling \$1200 each month for the months of September 2003 through May 2004 & thereafter & \$100 balance of August 2003 payment; 2) Failure to pay real property taxes delinquent in the amount of \$5483.10 plus interest & penalties; 3) Failure to provide proof of insurance on the premises; 4) Failure to pay advances, if any, by beneficiary to pay delinquent taxes &/or insurance; 5) Failure to keep the property free & clear of the liens identified on Exhibit A - Part 2.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:
 \$117,620.88 plus interest from April 27, 2004 until paid, beneficiary's attorney fees, trustee fees, all costs of foreclosure, and any property taxes or insurance premiums advanced by beneficiary to protect her interest.

WHEREFORE, notice is hereby given that the undersigned trustee will on October 26, 2004 _____, at the hour of 11:30 _____ o'clock, A.M. _____, in accord with the standard of time established by ORS 187.110, at _____
803 Main Street, Suite 201 _____

in the City of Klamath Falls _____, County of Klamath _____, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding 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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED June 7, 2004 _____

James R. Verlings _____

 Successor, Trustee

803 Main Street, Suite 201 _____

ADDRESS

Klamath Falls _____ Oregon _____ 97601 _____ 884-8101 _____
 CITY STATE ZIP PHONE

State of Oregon, County of Klamath _____) ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

 Attorney for Trustee

SERVE:* Charles Green and Janet Green _____
833 East Main Street _____
Klamath Falls, OR 97601 _____

**Exhibit A
Part 1**

Real property in the County of Klamath, State of Oregon, commonly known as 833 East Main Street, Klamath Falls, more particularly described as follows:

All of Lots 594 and 595, Block 108, MILLS 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, EXCEPT the following:

Beginning at a point 55 feet East from the Southwest corner of Lot 595 in Block 108 of Mills Addition to the City of Klamath Falls, Oregon (as shown on the recorded plat thereof), thence North and at right angles to the North line of Darrow Street, a distance of 70 feet; thence East and parallel to the North line of Darrow Street, a distance of 45 feet; thence South and at right angles to Darrow Street a distance of 70 feet to the North line of Darrow Street; thence along the North line of Darrow Street Westerly a distance of 45 feet to the point of beginning.

Tax Parcel No. R479798

Beneficiaries' interest assigned by operation of Dissolution of Marriage Judgment entered in the Klamath County Circuit Court Case #99-01411CV on October 6, 2000 from Robert W. Edgar and Bette J. Edgar to Bette J. Edgar only.

Bette J. Edgar is now known as Bette J. Reeves.

James R. Uerlings, attorney at law, appointed successor trustee on May 18, 2004 and recorded in Vol M04, at page 31161 in the office of the County Clerk of Klamath County, Oregon.

Part 2

1. A County Tax Warrant for the amount herein stated, plus interest and statutory charges:
Warrant No.: 20000781
Entered: 04/16/01
Recorded: April 25, 2001 in Volume M01, page 18410, records of Klamath County, Oregon
Amount: \$292.51
Debtor: East Main Auto & 4x4 & Green, Charles & Sue
2. Judgment.
In Favor of: Shan R. Britton
Against: Charles Green and East Main Auto Repair
Amount: \$2,641.00, together with interest, costs and attorneys' fees, if any
Dated: December 5, 2001
Filed: December 5, 2001
Judgment No.: 0102852CVT
Case/Cause No.: 0102852CVT
Attorney for Judgment Creditor: N/A
3. A County Tax Warrant for the amount herein stated, plus interest and statutory charges:
Warrant No.: 2001203
Entered: 04/15/02
Recorded: April 8, 2002 in Volume M02, page 20395, records of Klamath County, Oregon
Amount: \$845.60
Debtor: East Main Auto & 4x4 & Green, Charles & Sue

4. **Judgment.**
In Favor of: Highland Community Federal Credit Union
Against: Charles Bennett Green and Janet Susan Green
Amount: \$15,056.74, together with interest, costs and attorneys' fees, if any
Dated: May 13, 2002
Filed: May 13, 2002
Judgment No.: 0200835CV
Case/Cause No.: 0200835CV
Attorney for Judgment Creditor: Neal G. Buchanan
5. **Judgment.**
In Favor of: West One Auto Center
Against: Charles B. Green/dba East Main 4x4
Amount: \$1,075.79, together with interest, costs and attorneys' fees, if any
Dated: June 6, 2002
Filed: June 13, 2002
Judgment No.: 0201801CV
Case/Cause No.: 0201801CV
Attorney for Judgment Creditor: N/A
6. **A State Revenue Tax Warrant for the amount herein stated, plus interest and statutory charges:**
Warrant No.: 75734
Entered: February 24, 2003
Recorded: March 3, 2003 in Volume M03, page 12808, records of Klamath County, Oregon
Amount: \$623.74
Debtor: Janet S. Green & Charles B. Green, individually, and dba East Main Auto & 4x4 Repair
7. **A County Tax Warrant for the amount herein stated, plus interest and statutory charges:**
Warrant No.: 2002734
Entered: 04/15/03
Recorded: May 1, 2003 in Volume M03, page 28814, records of Klamath County, Oregon
Amount: \$1,228.11
Debtor: East Main Auto & 4x4 & Charles Green & Sue Green
8. **A State Revenue Tax Warrant for the amount herein stated, plus interest and statutory charges:**
Warrant No.: 77773
Entered: June 9, 2003
Recorded: July 15, 2003 in Volume M03, page 49161, records of Klamath County, Oregon
Amount: \$452.12
Debtor: Janet S. Green & Charles B. Green, individually, and dba East Main Auto & 4x4 Repair
9. **A State Revenue Tax Warrant for the amount herein stated, plus interest and statutory charges:**
Warrant No.: 80556
Entered: March 15, 2004
Recorded: March 19, 2004 in Volume M04, page 15650, records of Klamath County, Oregon
Amount: \$687.57
Debtor: Janet S. Green & Charles B. Green, individually, and dba East Main Auto & 4x4 Repair
10. **A County Tax Warrant for the amount herein stated, plus interest and statutory charges:**
Warrant No.: 20030631
Entered: 04/15/04
Recorded: April 14, 2004 in Volume M04, page 21712, records of Klamath County, Oregon
Amount: \$1,743.03
Debtor: East Main Auto & 4x4 & Charles & Sue Green