

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE RE: Trust Deed from William Roland and Terry Simpson

TO

Barbara Simi, Beneficiary

After recording return to:
Scott D. MacArthur, Successor Trustee
635 Main Street
Klamath Falls, OR 97601

M06-13609

Klamath County, Oregon

07/05/2006 11:31:27 AM

Pages 3 Fee: \$31.00

STATE OF OREGON, County of Klamath) ss.

I, Scott D. MacArthur, 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:

William Roland, P.O. Box 268, Hammond, OR 97121

Terry Simpson, P.O. Box 268, Hammond, OR 97121

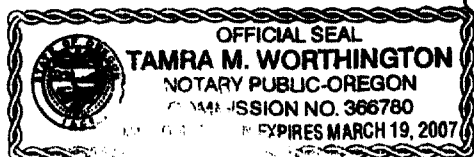
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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.

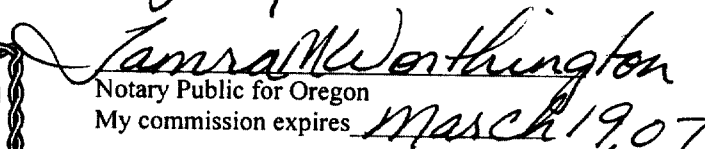
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Scott D. MacArthur, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on March 8, 2006. 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.


Scott D. MacArthur, Successor Trustee

Subscribed and sworn to before me this 5th day of July, 2006.




Notary Public for Oregon
My commission expires March 19, 07

CERTIFICATE OF NON-OCCUPANCY STATE OF OREGON, County of Klamath)ss.

William Roland and Terry Simpson, Grantor

Barbara Simi, Beneficiary

After Recording return to:
Scott D. MacArthur, Successor Trustee
635 Main Street
Klamath Falls, OR 97601

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON, County of Klamath) ss.

I, SCOTT D. MacARTHUR, being first duly sworn, depose and certify that:

I am the Successor Trustee under the Trust Deed delivered by William Roland and Terry Simpson as grantor to Amerititle, Inc., as Trustee to Barbara Simi, dated August 1, 2005 and recorded August 5, 2006 at Volume M05, page 61320 of the Mortgage Records of Klamath County, Oregon covering the following described property situated in Klamath County, Oregon

Lot 16, Block 4, TRACT NO. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/80 interest in an to the following described property:

The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision, and North of the Williamson River, in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

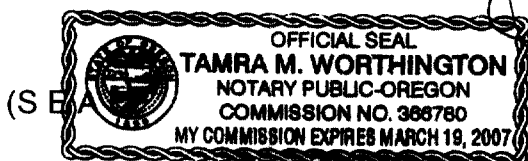
Tax Account No. 3507-017DC-01800-000 Key No. 238567
Tax Account No. 3507-02000-00100-000 Key No. 760055

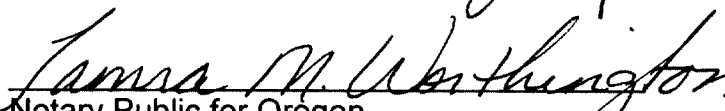
I hereby certify that the above described real property was not occupied at the time the Notice of Default and Election to Sell was recorded on March 6, 2006.

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



Subscribed and sworn to before me this 5th day of July, 2006.




Notary Public for Oregon
My Commission Expires: March 19, 07

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Jeanine P. Day, Business Manager, being first duly sworn, depose and say that I am the principal clerk of the publisher of the Herald and News a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at Klamath Falls in the aforesaid county and state; that I know from my personal knowledge that the

Legal # 8388

Notice of Sale/William Roland &
Terry Simpson

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for: (4)

Four

Insertion(s) in the following issues:
June 1, 8, 15, 22, 2006

Total Cost: \$721.48

Subscribed and sworn

before me on: June 22, 2006

Notary Public of Oregon

My commission expires March 15, 2008



NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by WILLIAM ROLAND and TERRY SIMPSON, with rights of survivorship, as grantor, to AMERITITLE, INC., as trustee, in favor of BARBARA SIMI, as beneficiary, dated August 1, 2005, recorded August 5, 2005, in the mortgage records of Klamath County, Oregon, in book/reel /volume No. M05 at page 61320, covering the following described real property situated in said county and state, to-wit:

Lot 16, Block 4, TRACT NO. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/80 interest in and to the following described property.

The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision, and North of the Williamson River, in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a Notice of Default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes. The Default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Payment in full due

February 6, 2006.

Taxes for the fiscal year 2005-2006, delinquent in the sum of \$47.65, plus interest.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$2,786.32 as of November 21, 2005, plus interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 21, 2006, at the hour of 10:00 a.m. Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 635 Main Street, 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 said described real property which the grantors had or had power to convey at the time of the execution by him of said trust deed, to satisfy the foregoing obligations thereby secured and the costs or their successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 said 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's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest if any.

DATED: June 1, 2006.

SCOTT D. MacArthur,
Successor Trustee.
#8388 June 1, 8, 15,
22, 2006.