SWORN AFFIDAVIT

STATE OF OREGON)

)

County of Lane

Comes now, *WILMA AUDREY TUNISON*, being first duly sworn, and according to oath deposes and declares as follows:

- 1. I am competent to make this sworn affidavit from my own personal knowledge and belief.
- My date of birth is June 10, 1927. I am 90 years old. The last four digits of my social security number are xxx-xx-7981. My current address is 1475 Green Acres Rd., Site 31, Eugene, OR 97408. My phone number is 541-465-9296. I am the previous owner of the 1971 Brookwood manufactured home located in Site 34.
- 3. I was unable to pay my ever-increasing site rent so I met with the Falcon Wood Village Age 55+ Retirement Community Manager, Bill Allard, and told him I wanted him to sell my home. This was on or about October 29, 2010. I also provided him with a written notice indicating my thirty-day notice of ending my lease on site 34. I told him that if I could not get the home sold during the month of November that I would be left with no choice but to turn the home over to the park as I would not be able to pay rent for December and was told they could take my home for non-payment of rent. I entered into an Exclusive Listing Contract with Bill Allard as agent for Carefree Sales. He told me to sell my home for \$15,000.00 as I had no way of knowing its current market value. He was to be paid 8% of the sale price or \$1,500.00. He told me he would list it. I do not believe anyone viewed the home during November, 2010. I was moved out by the end of the October 2010. Next thing I know he sold it for \$10,000.00 on or about

December 9, 2010. I have been told he also gave the new owner, Melinda Forrester, one year's free rent on site 34. He paid me \$1,000.00 with a cashier's check that was not a check issued by Carefree Sales, Falcon Wood Village or Equity Lifestyle, Inc.

- 4. I believe Bill never did try to sell the home but just waited until I could no longer afford the rent and turn the home over to him then suddenly nine days later he had it sold. I feel like he took advantage of me.
- 5. I believe Bill Allard should reimburse me \$7,500.00 for the money that in my opinion he swindled me out of. That would leave him with \$1,500.00 for his part in selling the home. I also believe that he should be investigated for elder abuse by way of exploitation. I am willing to assist as best I can in any such investigation.

I certify under penalty of perjury under the laws of the State of Oregon that the foregoing is true and correct.

Signature of Affiant

Date

Subscribed and sworn to before me, this _____ day of December, 2017.

Notary Public (signature)

commission expires; _____

Notary Public (print name)