

49603

TRUSTEE'S AFFIDAVIT OF MAILING OF
TRUSTEE'S NOTICE OF SALE

Vol. 185 Page 8538

STATE OF OREGON, County of Klamath, SS:

I, William M. Ganong, Attorney at Law, 1151 Pine Street, Klamath Falls, Oregon 97601, being first duly sworn, depose and say:

I am the Trustee or Successor Trustee for the Trust Deed more particularly described in the Trustee's Notice of Sale attached hereto.

On February 6, 1985 I deposited with the United States Postal Service at Klamath Falls, Oregon, sealed envelopes each containing a Trustee's Notice of Sale executed by me and containing the information shown on the Trustee's Notice of Sale attached hereto. I mailed one such envelope by First Class Mail and one such envelope by Certified Mail with Return Receipt Request, postage prepaid, to each of the following named parties at the following addresses:

The Ponderosa of Klamath, LTD.

110 N. 6th Street
Suite 207
Klamath Falls, OR 97601

and
601 Main Street
Suite 204
Klamath Falls, OR 97601

Steven A. Zamsky
General Partner of The Ponderosa
of Klamath

601 Main Street
Suite 204
Klamath Falls, OR 97601

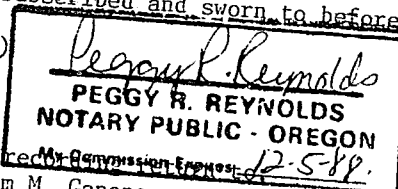
The above named parties include: (a) The Grantor in the Trust Deed; (b) Any Successor in interest to the Grantor whose interest appears of record, or of whose interest the trustee or the beneficiary has actual notice; (c) Any person or agency having a lien or interest subsequent to the Trust Deed which lien or interest appears of record or which the beneficiary has actual notice; and (d) Any person requesting notice as provided in ORS 86.785.

The addresses shown above are the last known addresses of said parties.

Subscribed and sworn to before me this 25th day of April, 1985.

William M. Ganong
William M. Ganong

(SEAL)



Peggy R. Reynolds
Notary Public for Oregon
My Commission Expires: 12-5-88

After recording
William M. Ganong
1151 Pine Street
Klamath Falls, OR 97601

OK
9/3/80

TRUSTEE'S NOTICE OF SALE

YOU ARE GIVEN NOTICE : THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:
 - a. Grantor: The Ponderosa of Klamath, Ltd., an Oregon Limited Partnership
 - b. Trustee: Klamath County Title Company
 - c. Beneficiary: Bruce C. Ross
2. The legal description of the property covered by the subject Trust Deed is:

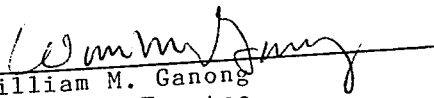
N1/2 NW1/4 of Section 22, Township 39 South, Range 8 East of Willamette Meridian, County of Klamath, State of Oregon.
3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M-81; Page: 16830; Date: September 21, 1981.
4. The default for which the foreclosure is made is the Grantor's failure to pay annual installment in the sum of \$3,000.00 which was due and payable on July 1, 1984 and Grantor's failure to pay real property taxes and assessments for the tax years 1983-84 and 1984-85 before any part of such taxes became past due or delinquent.
5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$26,158.34 plus interest thereon at the rate of 10.0% per annum from July 11, 1983 until paid.
6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.
7. The Trustee will conduct a sale of the above described property at 10:20 A.M. on the 11th day of June, 1985 at the front steps of the Klamath County Courthouse, 300 block of Main Street, Klamath Falls, Oregon.
8. Pursuant to ORS 86.753; the Grantor, the Grantor's successor in interest to all or any part of the above described

property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property; may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, 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 persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

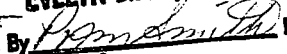
Dated this 6th day of February, 1985.


William M. Ganong
Successor Trustee
1151 Pine Street
Klamath Falls, OR 97601
(503) 882-7228

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 10th day of June A.D. 19 85
at 9:06 o'clock A M, and duly
recorded in Vol. M85 of Mortgages
Page 8538

EVELYN BIEHN, County Clerk

By  Deputy
\$13.00
Fee