

**AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE**

STATE OF OREGON, County of Marion, ss:

I, Mae Wasson, being first duly sworn, depose, 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 of his successor in interest named in the attached original notice of sale given under the terms of that certain trust 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 registered or certified mail to each of the following named person at their respective last known addresses, to-wit:

NAME	ADDRESS
Billy Dean Weedmark	4338 Gary Street Klamath Falls, Oregon 97603
Lisa Marie Weedmark	4338 Gary Street Klamath Falls, Oregon 97603

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Douglas A. Port, Attorney at Law, Trustee, each such copy was contained in a sealed envelope, with postage thereon fully pre-paid, and was deposited by me in the United States post office at Salem, Oregon, on October 9, 1985. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee's sale.

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

Mae Wasson

Subscribed and sworn to before me this 16 day of January, 1986.

Marilyn M. Dittus

Notary Public for Oregon

My commission expires 12-14-89

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

AFTER RECORDING RETURN TO

Department of Veterans' Affairs
700 Summer Street, NE.
Salem, Oregon 97310-1201

ALL 10 57

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Billy Dean Needmark and Lisa Marie Needmark, as grantor, to Transamerica Title Company, as trustee, in favor of State of Oregon, by and through the Director of Veterans' Affairs, as beneficiary, dated March 8, 1984, recorded March 9, 1984, in the mortgage records of Klamath County, Oregon, in book number M84 at page number 3880 and whereas a successor trustee, Douglas A. Port, Attorney at Law, was appointed pursuant to ORS 86.790(2) by written instrument recorded on October 7, 1985, in book number M85, at page No. 16195, covering the following described real property situated in said county and state, to-wit:

The South 52 feet of Lot 10 and the North 5 feet of Lot 11, Block 1, FIRST ADDITION TO TOMATEE HOMES, in the County of Klamath, State of 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 on October 7, 1985, in book number M85 at page number 16196 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:

Monthly payments in the amount of \$366 due on April 1, 1984, and each month thereafter through January 1, 1985. Monthly payments in the amount of \$410 due on February 1, 1985 and each month thereafter, except for payments made in the amount of \$370 on April 5, 1984; \$200 on August 13, 1984; \$75 on August 17, 1984; \$200 on August 29, 1984; \$125 on September 11, 1984; \$200 on September 13, 1984; and September 26, 1984; \$100 on October 5, 1984; \$250 on October 11, 1984; \$275 on October 26, 1984, November 13, 1984, November 27, 1984, December 11, 1984, December 27, 1984, January 11, 1985, and January 28, 1985.

The delinquency being \$3,842.00.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:

The principal sum of \$40,539.45 with interest thereon at the rate of 10.5 percent per annum from January 28, 1985, until paid, plus trustee's fees, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 5, 1986, at the hour of 10:00 o'clock, a.m., based on the Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at front step of the county courthouse 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 said described real property which the grantor or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his 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 to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED OCTOBER 9, 1985

Douglas A. Port
Successor Trustee
Douglas A. Port
Attorney at Law OSB No. 61068

State of Oregon, County of Marion, ss:
I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Douglas A. Port
Trustee

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

SERVE: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of January _____ A.D. 19 86 at 10:57 o'clock A M., and duly recorded in Vol. 486
of _____ Mortgages on Page 959

FEE \$13.00

Evelyn Biehn, County Clerk
By Ed Smith