

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

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.

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:

On August 16, 1988:

Jacob Milton Jansen  
P.O. Box 1409  
Klamath Falls, OR 97601

On October 11, 1988:

Jeannine Ann Jansen  
73 Pine Street, Apt. 4  
Klamath Falls, OR 97601

Klamath County Credit Service  
1143 Pine Street  
Klamath Falls, OR 97601

County Supervisors  
County of Ventura  
800 S. Victoria Ave.  
Ventura, CA 93009

State of Oregon  
c/o Attorney General  
Department of Justice  
100 Justice Building  
Salem, OR 97310

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.

89 MAR 23 PM 4 33

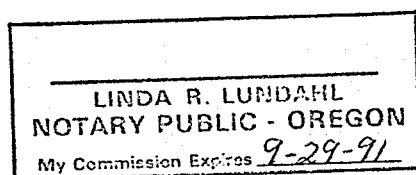
The addresses shown above are the last known addresses of said parties.

William M. Ganong  
William M. Ganong

Subscribed and sworn to before me this 23rd day of March, 1989.

(SEAL)

Linda R. Lundahl  
Notary Public for Oregon  
My Commission Expires: 9-29-91



After recording return to:  
William M. Ganong  
292 Main Street  
Klamath Falls, OR 97601

## 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: Jacob Milton Jansen
  - b. Trustee: Aspen Title & Escrow, Inc. an Oregon Corporation
  - c. Beneficiary: Velma Mae Carey
2. The legal description of the property covered by the subject Trust Deed is:

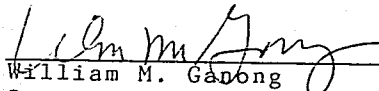
Lot 1, Block 4, STEWART ADDITION, in The City of Klamath Falls, County of Klamath, State of Oregon.
3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M86; Page: 21610; Dated: November 24, 1986.
4. The default for which the foreclosure is made is the Grantor's failure to pay monthly installment payments of \$111.98 each which were due and payable on the 20th day of each month for the months of December, 1987 to July, 1988, inclusive.
5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$3,534.63 plus interest thereon at the rate of 9.0% per annum from December 4, 1987 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 10:00 a.m. on the 20th day of December, 1988 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 12<sup>th</sup> day of August, 1988.

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

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

William M. Ganong  
 on this 23rd day of March A.D. 19 89  
 at 4:33 o'clock P.M. and duly recorded  
 in Vol. M89 of Mortgages Page 4952  
 Evelyn Biehn County Clerk  
 By Dawn Miller  
 Deputy.

TRUSTEE'S NOTICE OF SALE Page 2

Fee. \$23.00