

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, 292 Main 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 2, 1989, 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:

Edward G. Montague
P.O. Box 646
Applegate, CA 95703

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.

William M. Ganong
William M. Ganong

Subscribed and sworn to before me this 26th day of June, 1989.

(SEAL)

LINDA R. LUNDAHL
NOTARY PUBLIC - OREGON

My Commission Expires 9-29-91
Affidavit Recording Fee: 1.00
William M. Ganong
292 Main Street
Klamath Falls, OR 97601

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

11 4 PM '89
JUN 28 1989

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: Edward G. Montague
- b. Trustee: Klamath County Title Company
- c. Beneficiary: Hanover Mortgage Trust, Inc.

2. The legal description of the property covered by the subject Trust Deed is:

Lot 37 in Block 78, 8th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with that land lying between the Southerly line of said lot and North Bank of the Sprague River more particularly described as follows:

Beginning at the Southwest corner of Lot 36; thence S 00° 38' 00" W to a point on the North Bank of said River; thence Westerly along said Bank to a point which is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 37, thence N 00° 38' 00" E along said line to the Southwest corner of said Lot 37; thence N 76° 34' 04" E 205.49 feet to the point of beginning. Acct No. 3611-8A-5800

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-88; Page: 12202; Dated: July 29, 1988.

4. The default for which the foreclosure is made is the Grantor's failure to pay monthly installments of \$46.67 for months of August, 1988 to and including January, 1989.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$4,000.00 plus interest thereon at the rate of 14.0% per annum from July 28, 1988, until paid.

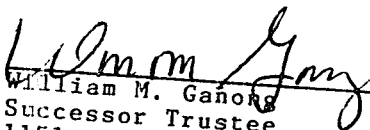
6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 9th day of June, 1989, 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 1st day of February, 1989.


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

TRUSTEE'S AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON, County of Klamath, SS.

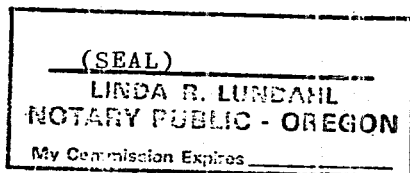
I, William M. Ganong, Attorney at Law, 292 Main Street,
Klamath Falls, Oregon 97601, being first duly sworn, depose
and say:

I am the Trustee or Successor Trustee for the Trust
Deed more particularly described in the Notice of Default
and Election to Sell recorded on February 1, 1989 in the
Mortgage records of Klamath County, Oregon in volume M-89 at
page 2049.

On June 12, 1989 the real property described in said
Notice of Default was not occupied by any person requiring
Service of Notice pursuant to ORS 86.750 (1).

William M. Ganong
William M. Ganong

Subscribed and sworn to before me this 26th day of
June, 1989.



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

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

William M. Ganong
on this 28th day of June A.D., 19 89
at 4:11 o'clock P.M. and duly recorded
in Vol. M89 of Mortgages Page 11638
Evelyn Biehn County Clerk
By Pauline Mullins

Fee, \$23.00

Deputy.