

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON

} ss.
}

County of Klamath

I, RICHARD FAIRCLO, being duly sworn, depose and say and certify that:

At all times hereinafter mentioned I was and am now a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor of 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 both first class and certified mail with return receipt requested to each of the following named persons at their respective last known addresses, to-wit:

James A. Wood, Jr.
P.O. Box 311
Klamath Falls, Oregon 997601

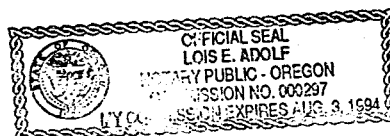
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice (c) any person, including the Department of Revenue or any other state agency, having a lien or interest, subsequent to the trust deed if the lien or interest appears of record of the beneficiary has actual notice of the lien or interest, and (d) any person request notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be true copy of the original notice of sale by RICHARD FAIRCLO, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States Post Office at Klamath Falls, Oregon, on August 21, 1991. With respect to each person listed above, one such notice was mailed with a proper form to request and obtain a return receipt and postage thereon i the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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

SUBSCRIBED AND SWORN to before me this 21st day of August, 1992.

Lois E. Adolf
Notary Public of Oregon
My Commission expires:



Richard Fairclo
RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

Reference is made to that trust deed made by JAMES A. WOOD, JR.

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as grantor, to
WARREN G. MASON and THELMA T. MASON, Husband and Wife, as trustee,
 in favor of WARREN G. MASON and THELMA T. MASON, Husband and Wife, as beneficiary,
 dated October 18, 1985, recorded October 18, 1985, in the mortgage records of
Klamath County, Oregon, in book first volume No. M85 at page 17008
 covering the following described real
 property situated in said county and state, to-wit:

The Northeasterly 50 feet of Lots 9 and 10 in Block 20 of
 INDUSTRIAL ADDITION to the City of Klamath Falls, according to
 the official plat thereof on file in the office of the County
 Clerk of Klamath County, 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 pursuant to Oregon Revised Statutes 86.735(3); the de-
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

Two (2) payments of \$96.51 due in 1987; one (1) payment of \$96.51 due in each of the years 1988, 1989, 1990, and 1991;
 eight (8) payments of \$96.51 due in 1992 and each month thereafter, plus unpaid interest on the principal at the rate of 10 percent
 per annum, plus taxes for the fiscal year 1988-1989, in the amount of \$313.59 plus interest; for the fiscal year 1989-1990 in the
 amount of \$339.44 plus interest; taxes for the fiscal year 1990-1991, in the amount of \$299.66 plus interest, and taxes for the
 fiscal year 1991-1992, a lien due and payable, in the amount of \$318.54 plus interest.

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

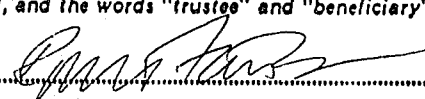
\$93,332.54, plus interest at the rate of \$25.57 per day from December 18, 1991, plus taxes for the fiscal year 1988-1989, in
 the amount of \$313.59 plus interest; for the fiscal year 1989-1990 in the amount of \$339.44 plus interest; taxes for the fiscal year
 1990-1991, in the amount of \$299.66 plus interest, and taxes for the fiscal year 1991-1992, a lien due and payable, in the amount
 of \$318.54 plus interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 6, 1993,
 at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
Klamath County Courthouse front steps, 316 Main Street

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 had 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 ORS 86.753 has the right, at any time prior to five days before the date last set for
 the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of
 the entire amount then due (other than such portion of the principal as would not then to be due had no default
 occurred) and by curing any other default complained of herein that is capable of being cured by tendering the perform-
 ance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-
 ance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation
 and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

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 obli-
 gation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their
 respective successors in interest, if any.

DATED August 20, 1992


 Richard Fairclo
 Successor Trustee

State of Oregon, County of KLAMATH

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that
 the foregoing is a complete and exact copy of the original trustee's notice of sale.

 Attorney for said 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 Richard Fairclo the 9th day
 of Sept. A.D., 1992 at 2:25 o'clock P.M., and duly recorded in Vol. M92
 of Mortgages on Page 20631.

FEE \$15.00

Evelyn Biehn - County Clerk
 By Pauline M. Biehn