

K-44982

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss.
County of Multnomah)

I, Palma A. Gigliotti, being first duly sworn, depose and say:

I am a resident of the State of Oregon, a competent person over the age of eighteen years and not the Beneficiary, or Beneficiary's successor in interest, named in the attached Trustee's Notice of Sale.

I mailed a true copy of the attached Trustee's Notice of Sale by both first class and certified mail with return receipt requested, to each of the following named persons (or their legal representatives, where so indicated) at their respective last known address, excepting only the Secretary of State, Corporation Commissioner, which was mailed certified mail with return receipt requested, to-wit:

NAME	ADDRESS
Robert & Marcia Sandmeyer	2341 Linda Vista Klamath Falls, OR 97601
South Valley State Bank	Allan L. Craigmiles, R.A. 5215 South Sixth Street Klamath Falls, OR 97601
Retail Merchandising Service Automation, Inc.	Corporation Commissioner Secretary of State 158 12th Street Salem, OR 97310
Russ Financial, Division of Russ Togs, Inc.	Corporation Commissioner Secretary of State 158 12th Street Salem, OR 97310
Oshkosh B'Gosh, Inc.	CT Corporation Systems, R.A. 800 Pacific Building Portland, OR 97204
William Dames	243 So. Holly Street P. O. Box 759 Medford, OR 97501 (Attorney for Russ Financial, Retail Merchandising Service Automation, Inc., and Oshkosh B'Gosh, Inc.)
Employment Division, State of Oregon	Ted Kulongoski, Attorney General State of Oregon 1515 S.W. Fifth, Ste 410 Portland, OR 97201
The Commercial Agency, abn of Cody Barden Daniels & Palo	c/o Richard A. Uffelman, R.A. 111 S.W. Columbia, Ste 1040 Portland, OR 97201-5842

Each copy was contained in a sealed envelope, with postage prepaid, and was deposited in the United States post office at Portland, Oregon, on March 1, 1993. Each of the notices was mailed after the Notice of Default and Election to Sell was recorded.

The above-named 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 or the Beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

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

Palma A. Gigliotti

1993 Subscribed and sworn before me this 3rd day of March.

Lisa A. McKay
LISA A. MCKAY
NOTARY PUBLIC - OREGON
My Commission Expires 05/14/93

Lisa A. McKay
NOTARY PUBLIC

AFTER RECORDING RETURN TO:

GREENE & MARKLEY, P.C.
Attn. Palma A. Gigliotti
1515 SW 5th Ave., Suite 600
Portland, Oregon 97201

K-44982
TRUSTEE'S NOTICE OF SALE

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor:	Robert Sandmeyer and Marcia Sandmeyer
Trustee:	Klamath County Title Company
Beneficiary:	J.R. Adair
Successor Beneficiary:	Trustee Acceptance Corporation
Date:	September 22, 1981
Recording Date:	September 22, 1981
Recording Reference:	Vol. M-81 of Mortgages on page 16928
County of Recording:	Klamath

The Trust Deed covers the following described real property situated in the County of Klamath, State of Oregon, ("the Property"):

Lot 6, in Block 2 of First Addition to Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The default for which foreclosure is permitted is the Grantor's failure to pay when due the following sums:

Monthly installments of \$730.00 beginning February 1, 1993, plus accrued interest; and real property taxes for the years of 1987/88 through 1992/93, plus interest and penalties. Pursuant to the terms the Trust Deed, Grantor has failed to provide proof of insurance with loss payable to Beneficiary.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

\$75,274.53 together with interest thereon at the rate of 9.75 percent per annum from January 19, 1993, until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

NOTICE

The Trustee will on July 19, 1993, at the hour of 10 o'clock, A.M., at front steps of the Klamath 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 Property which the Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest which the Grantor acquired after the execution of the Trust Deed, to satisfy the debt thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee.

NOTICE OF RIGHT TO CURE

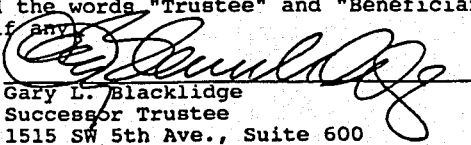
Any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by doing all of the following:

1. Paying the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due had no default occurred);
2. Curing any other default complained of herein that is capable of being cured by tendering the performance required under the debt or Trust Deed; and

3. Paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

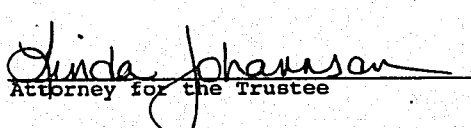
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

DATED March 1st, 1993.


 Gary L. Blacklidge
 Successor Trustee
 1515 SW 5th Ave., Suite 600
 Portland, OR 97201
 (503) 295-2668

STATE OF OREGON)
) ss.
 County of Multnomah)

I, the undersigned, certify that I am one of the attorneys for the above named Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.


 Linda Johanson
 Attorney for the Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 12th day
 of July A.D., 19 93 at 11:54 o'clock A M., and duly recorded in Vol. M93,
 of Mortgages on Page 16697.

FEE \$25.00

Evelyn Biehn • County Clerk

By

