

REGIONAL TRUSTEE SERVICES CORPORATION  
F/K/A INTERSTATE TRUSTEE SERVICES CORPORATION  
2730 WASHINGTON MUTUAL TOWER  
1201 THIRD AVENUE  
SEATTLE, WA, 98101

ATC 41476  
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF Washington, COUNTY OF KING ) ss.

I, DEBORAH KAUFMAN, being first duly sworn,  
depose, and say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or 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 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 addresses, to-wit:

GEORGE BERTHEL PEDEN  
MARTHA BRADSHAW PEDEN  
170 SOUTHSORE LANE  
KLAMATH FALLS, OR, 97601

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by an authorized representative of 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 SEATTLE, Washington, on April 8, 1994. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in 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.

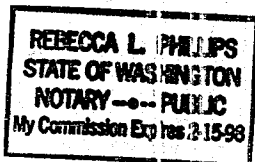
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

## INTERSTATE TRUSTEE SERVICES CORPORATION

By: Deborah Kaufman

Subscribed and sworn to before me on April 8, 1994.

(SEAL)

Rebecca L. Phillips  
Notary Public for WashingtonMy commission expires: 2-15-98

## EXHIBIT A:

## TSG NOTIFY

FIRST INTERSTATE BANK OF OREGON F/K/A FIRST  
NATIONAL BANK OF OREGON  
601 MAIN STREET  
KLAMATH FALLS BRANCH  
KLAMATH FALLS, OR 97601

U.S. SMALL BUSINESS ADMINISTRATION  
222 S.W. COLUMBIA STREET, SUITE 500  
PORTLAND, OR 97201-6605

FIRST INTERSTATE BANK  
P.O. BOX 608  
KLAMATH FALLS, OR 97603

FIRST INTERSTATE BANK OF OREGON, N.A.  
C/O MARTIN E. HANSEN, ATTY.  
1201 N.W. WALL STREET, SUITE 300  
BEND, OR 97701

PARTIES IN POSSESSION  
170 SOUTHSORE LANE  
KLAMATH FALLS, OR 97601

MERLE WEST MEDICAL CENTER, INC.  
C/O JAMES UERLINGS, ATTY.  
110 N. 6TH STREET, #201  
KLAMATH FALLS, OR 97601

DR. JERRY DARM, SUCCESSOR PERSONAL REP. TO  
THE ESTATE OF GEORGE B. PEDEN  
C/O CRAIG D. CURTRIGHT, ATTY.  
1 S.W. COLUMBIA, #555  
PORTLAND, OR 97258

**TRUSTEE'S NOTICE OF SALE**

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79.5010, et seq.  
Trustee No.: 09-FI-4101

Reference is made to that certain trust deed made by GEORGE BERTHEL PEDEN AND MARTHA BRADSHAW PEDEN, HUSBAND AND WIFE, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, in favor of FIRST NATIONAL BANK OF OREGON N/K/A FIRST INTERSTATE BANK OF OREGON, as beneficiary, dated August 2, 1974, recorded August 7, 1974, in the mortgage records of KLAMATH County, Oregon, in Book M74, Page 9625, covering the following described real property situated in said county and state, to-wit:

LOT 13 OF SOUTHSORE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The street address or other common designation, if any, of the real property described above is purported to be:

170 SOUTHSORE LANE  
KLAMATH FALLS OR 97601

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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 default for which the foreclosure is made is grantor's failure to pay when due, the following sums:

Payments:				
3	payments at \$	475.59 each;	\$	1,426.77
2	payments at \$	466.36 each;	\$	932.72
( 11-01-93	through 03-29-94 )			
Late Charges:			\$	
Prior accumulated late charges:			\$	
Beneficiary Advances (with interest if applicable)			\$	
TOTAL:			\$	2,359.49

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums.

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:

UNPAID PRINCIPAL BALANCE OF \$24,520.59, AS OF 10-01-93, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 9.500% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

WHEREFORE, notice hereby is given that the undersigned trustee will, on August 10, 1994, at the hour of 10:00 A.M., in accord with the standard of time established by ORS 187.110, at MAIN ENTRANCE TO THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, 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 be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance 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.

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

DATED: March 29, 1994

REGIONAL TRUSTEE SERVICES CORPORATION  
f/k/a INTERSTATE TRUSTEE SERVICES CORPORATION  
Successor Trustee

BY 

ALETA LAVANDIER, PRESIDENT  
1201 THIRD AVENUE, SUITE 2730  
SEATTLE, WA 98101 (800) 347-2550

STATE OF WASHINGTON

COUNTY OF KING

}  
}  
} ss.

I certify that I am an authorized representative of trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Authorized Representative of Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 28th day  
of July A.D., 19 94 at 3:41 o'clock P. M., and duly recorded in Vol. M94,  
of Mortgages on Page 23186.

FEE \$25.00

Evelyn Biehn County Clerk

By 