

After recording return to: William M. Ganong, Attorney at Law, 635 Main Street, Klamath Falls, OR 97601.

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

STATE OF OREGON, County of Klamath, ss:

I, William M. Ganong, Attorney at Law, 635 Main Street, Klamath Falls, Oregon 97601, being first duly sworn, depose, say and certify that:

I am the Trustee or Successor Trustee for the Trust Deed more particularly described in the Notice of Default and Election to Sell and Trustee's Notice of Sale recorded in Volume M95 at page 192 of the records of the Clerk of Klamath County, Oregon.

On January 5, 1995, 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 Requested, postage prepaid, to the following named party at the following address:

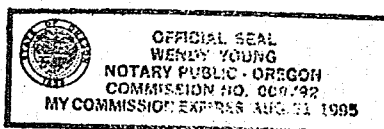
Orin Gordon Kirk
Post Office Box 1079
Chiloquin OR 97624

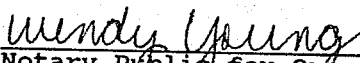
Said persons include: (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person or agency having a lien or interest subsequent to the Trust Deed, which lien or 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, OSB No. 78213

Subscribed and sworn to before me this 18th day of May, 1995.




Wendy Young
Notary Public for Oregon
My commission expires: 8-31-95

TRUSTEE'S NOTICE OF SALE

13097

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: Orin Gordon Kirk, a single man

B. Trustee: Mountain Title Company of Klamath County

C. Beneficiary: Ernest R. Sessom and Doris C. Sessom, Trustee of the Ernest R. Sessom Trust Agreement dated March 30, 1992 and Doris C. Sessom and Ernest R. Sessom, Trustee of the Doris C. Sessom Trust Agreement dated March 30, 1992.

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

The Northerly 40 feet of the S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying Easterly of the Easterly right of way line of Highway 62, in Section 30, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The S $\frac{1}{2}$ NE $\frac{1}{4}$ Section 30, Township 34 South, Range 7 East of the Willamette Meridian in the 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: M93 Page: 23212 Date Recorded: September 10, 1993

4. The default for which the foreclosure is made is the Grantor's failure to pay monthly installments of \$300 per month for the months of March through December, 1994; and for Grantor's failure to pay 1993-94 and 1994-95 taxes before they became past due.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$24,000.00 plus interest thereon at the rate of 15.00% per annum from February 7, 1994, until paid.

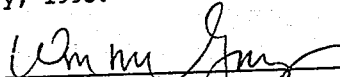
6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 1st day of June, 1995, at the front steps of 635 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 5th day of January, 1995.


William M. Ganong
Successor Trustee
635 Main Street
Klamath Falls OR 97601
Telephone: (503) 884-1721

STATE OF OREGON, County of Klamath) ss.

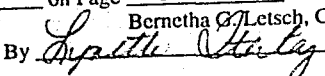
I, the undersigned, certify that I am the attorney for the above-named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

William M. Ganong
Attorney for Successor Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm Ganong the 19th day
of May A.D., 19 95 at 11:03 o'clock A M., and duly recorded in Vol. M95,
of Mortgages on Page 13096

FEE \$15.00

By  Bernetha G. Letsch, County Clerk