

**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 29921 of the records of the Clerk of Klamath County, Oregon.

On October 31, 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 each of the following named parties at the following addresses:

Coralie C. Nelson
110 Williamson River Drive
Chiloquin OR 97624

Brian's Sewer & Septic
2252 Vine Street
Klamath Falls OR 97601

Klamath County Tax Collector
305 Main Street
Klamath Falls OR 97601

Ross Bros. Construction
3501 Brooklake Road NE
Salem OR 97303

Neal G. Buchanan
601 Main Street #215
Klamath Falls OR 97601

Ray West Real Estate
5911 Henley Road
Klamath Falls OR 97603

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
William M. Ganong, OSB No. 78213

Subscribed and sworn to before me this 1st day of March, 1996.



Wendy Young
Notary Public for Oregon
My commission expires: 8-31-99

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: Coralie C. Nelson
- B. Trustee: Aspen Title & Escrow Company
- C. Beneficiary: Horizons Investment No. 85 IX, a California Partnership

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

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: 10927 Date Recorded: May 14, 1993

4. The default for which the foreclosure is made and the sum owing on the obligations secured by the subject Trust Deed is the Grantor's failure to pay the following: Principal balance of \$60,000, plus interest thereon to September 21, 1995 in the sum of \$11,743.33, plus interest at the rate of 16% per annum from September 21, 1995 until paid; advances for real property taxes and other advances of \$24,817.73, plus interest thereon to September 21, 1995 in the sum of \$2,790.26, plus interest thereon at the rate of 16% per annum from September 21, 1995 until paid; plus late charges and fees owed to beneficiary in the sum of \$5,394.71. Late charges continue to accrue after September 21, 1995 at the rate of \$113.09 per month until paid.

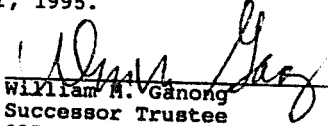
5. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

6. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 11th of March, 1996, at the front steps of 635 Main Street, Klamath Falls, Oregon.

7. 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 31st day of October, 1995.


 William M. Ganong
 Successor Trustee
 635 Main Street
 Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M Ganong the 5th day
 of March A.D., 19 96 at 1:19 o'clock PM., and duly recorded in Vol. M96
 of Mortgages on Page 6053.

Bernetha G. Letsch, County Clerk

FEE \$15.00

By 