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Vol. 1997 Page 22325

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:
I, William M. Ganong

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 Oregon, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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:

NAME

ADDRESS

Donald R. Crane

POB 5261, Klamath Falls, Oregon 97601

Alicia G. Mannix

2510 Link, Klamath Falls, Oregon 97601

Wilson C. Muhlheim

800 Willamette #700, Eugene, Oregon 97401

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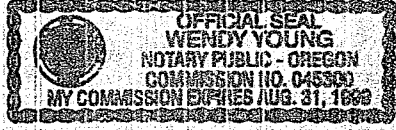
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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.....

William M. Ganong

..... 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..... March 21....., 19 97..... 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.



Subscribed and sworn to before me on..... July 14....., 19 97.....

Wendy Young
Notary Public for Oregon, My commission expires..... 8/31/99.....

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Alicia G. Mannix

Grantor

William Ganong

Successor Trustee

AFTER RECORDING RETURN TO

William M. Ganong
514 Walnut Avenue
Klamath Falls OR 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the..... day of....., 19....., at..... o'clock..... M., and recorded in book/reel/volume No..... on page..... or as fee/file/instrument/microfilm/reception No.....

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME.....
By..... Deputy

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

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: Alicia G. Mannix aka Alicja G. Mannix
- B. Trustee: William Ganong
- C. Beneficiary: Donald R. Crane
(Note: the beneficial interest in this Trust Deed has been assigned to WJMW Properties, an Oregon partnership)

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

Lot 11 in Block 11 of Tract 1143, Resubdivision of a portion of Blocks 11, 12, 13, and 14, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M91 Page: 10644 Date Recorded: June 6, 1991

4. The default for which the foreclosure is made is the Grantor's failure to pay the sum of \$2,500, plus interest at nine percent (9%) from March 23, 1992 until paid.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$2,500, plus interest at nine percent (9%) from March 23, 1992 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.

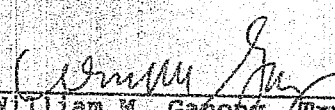
7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 1st day of August, 1997, at the front steps of 514 Walnut Avenue, Klamath Falls, Oregon.

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 18th day of March, 1997.


 William M. Ganong, Trustee
 514 Walnut Avenue
 Klamath Falls OR 97601
 Tel: (541) 882-7228

STATE OF OREGON, County of Klamath) ss.

I, the undersigned, certify that I am the attorney for the above named trustee; that I have carefully compared the foregoing copy of Trustee's Notice of Sale with the original thereof and that the foregoing is a true, correct and exact copy of the original Trustee's Notice of Sale and of the whole thereof.

Dated at Klamath Falls, Oregon this _____ day of _____, 1997.

William M. Ganong
 Attorney for Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 16th day of July A.D. 19 97 at 9:41 o'clock A. M. and duly recorded in Vol. M97 of Mortgages on Page 22325

FEE \$20.00

By Bernetha G. Letch, County Clerk
Kendall R. Rasmussen