

After recording return to: William M. Ganong
Attorney at Law
514 Walnut Avenue
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, 514 Walnut Avenue, 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 M97 at page 37253 of the records of the Clerk of Klamath County, Oregon.

On November 21, 1997, 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:

Walter L. McGee
Post Office Box 164
Dairy OR 97625

Sally J. McGee
Post Office Box 164
Dairy OR 97625

Ford Motor Credit Co.
c/o C T Corporation Systems
520 S W Yamhill, Suite 800
Portland OR 97201

South Valley State Bank
5215 South Sixth Street
Klamath Falls OR 97603

Credit Bureau of Klamath County
839 Main Street
Klamath Falls OR 97601

Clough Oil Co.
Post Office Box 338
Klamath Falls OR 97601

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25-

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Winema Electric, Inc.
Post Office Box 173
Klamath Falls OR 97601

United States
c/o Janet Reno, US Atty General
5111 Main Justice Bldg
10th & Constitution Avenue NW
Washington DC 20530

IRS
US Atty-District of Oregon
Kristine Olson Rogers
US Dept of Justice
Suite 600, 1000 SW 3rd Avenue
Portland OR 97204

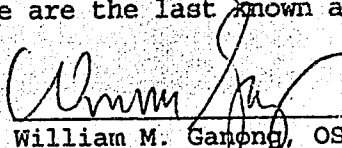
Judith L. Caldwell
5220 Walton Drive
Klamath Falls OR 97603

State of Oregon, Dept of Revenue
Dept of Justice
Atty General Hardy Myers
Justice Building
Salem OR 97310

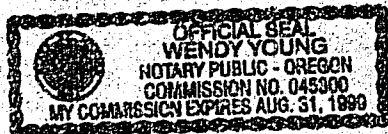
Klamath County Tax Collector
403 Pine Street
Klamath Falls OR 97601

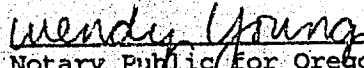
Said persons include: (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person or agency having a lien or interest subsequent to the Trust Deed, which lien or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

Subscribed and sworn to before me this 24th day of March, 1998.




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: Walter L. McGee and Sally J. McGee,
husband and wife
- B. Trustee: William M. Ganong
- C. Beneficiary: Ernest R. and/or Doris C. Sessom,
Trustees of the Ernest R. and Doris C.
Sessom and the Doris C. and Ernest R.
Sessom Trusts

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

The SE¼ of the NW¼ of Section 20, Township
35 South, Range 11 East of the Willamette
Meridian, in the County of Klamath, State
of Oregon.

Code 8 Map 3511 TL 1800

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

Book: M92 Page: 28337 Date Recorded: December 1, 1992

4. The default for which the foreclosure is made is the Grantor's failure to pay the principal amount of \$17,500, plus interest at thirty percent (30%) per annum from November 18, 1992 until paid, and a \$1,000 loan fee.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$17,500, plus interest at thirty percent (30%) per annum from November 18, 1992 until paid, plus a \$1,000 loan fee.

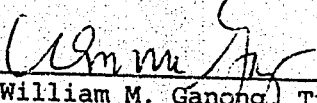
6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:05 a.m. on the 30th day of March, 1998, 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.

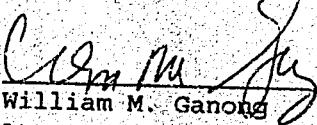
Dated this 6th day of November, 1997.


 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 25th day of March, 1998.


 William M. Ganong
 Attorney for Trustee

TRUSTEE'S NOTICE OF SALE - Page 2
 STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 25th day
 of March A.D., 19 98 at 2:10 o'clock P. M., and duly recorded in Vol. M98
 of Mortgages on Page 9746

FEE \$25.00

By Bernetha G. Letch, County Clerk
Kathleen Ross