

'98 MAY 11 P2:41

Affidavit of Mailing

Grantor: Dale A. Black and Dixie L. Thorsted *K-52274*
Beneficiary: William A. Cramer
Successor Trustee: Paul J. Rask
Original Trustee: AMVESCO Inc. dba Western Pioneer Title Company of Lane County

After recording return to:

Paul J. Rask, Attorney
4610 SE Belmont, Suite 106
Portland, OR 97215

AFFIDAVIT OF MAILING

I, Becky R. Thomas, certify that I mailed the attached Trustee's Notice of Sale by certified mail, return receipt requested, and by regular mail, as follows:

On May 8, 1998 to:

Dixie L. Thorsted
4774 Franklin Blvd.
Eugene, OR 97403

Dale A. Black
4774 Franklin Blvd.
Eugene, OR 97403

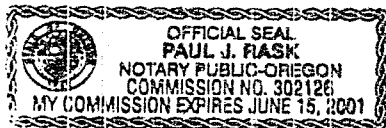
All postage was prepaid.

Becky R. Thomas
Becky R. Thomas, Secretary

I, Becky R. Thomas, swear that the above is true.

Becky R. Thomas

Subscribed and sworn to before me this 8th day of May, 1998.



Paul J. Rask
Notary Public of Oregon

TRUSTEE'S NOTICE OF SALE
[Pursuant to ORS 86.745]

PAUL J. RASK, successor trustee, has elected to hold a public sale to sell the real property described in this notice to satisfy the obligations secured by a Trust Deed.

Grantor:	Dale A. Black and Dixie L. Thorsted
Original Trustee:	AMVESCO Inc., dba Western Pioneer Title Company of Lane County
Successor Trustee:	Paul J. Rask
Beneficiary:	William A. Cramer
Property Description:	

Parcel 1: The W1/2 SW 1/4 SW 1/4 SW 1/4 of Section 25, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: The W 1/2 NW 1/4 SW 1/4 SW 1/4 of Section 25, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING the Northerly 264.18 feet.

Date of Sale:	Friday, September 25, 1998
Time of Sale:	1:30 p.m.
Place of Sale:	Front steps of the Klamath County Courthouse, 317 South 7th Street, Klamath Falls, Oregon.

Trust Deed Recording Information

Mortgage Records	Klamath County
Date Recorded:	February 12, 1996
File Number:	M96/4025

Terms of Sale: The property will be sold to the highest bidder for cash.

Reason for foreclosure: Failure to pay the principal sum of \$27,000.00 when the note matured on February 1, 1998, plus accrued interest, late charges and other costs.

Amount owing on the obligation secured by trust deed: \$29,957.58 as of April 14, 1998, plus additional accrued interest, late charges, costs and expenses incurred including the trustee's and attorney's fees. No action prohibited by ORS 86.735 has been instituted to recover any part of this debt.

Right to Dismiss Proceedings: Oregon Law (ORS 86.753) provides a right to have these foreclosure proceedings dismissed and the Trust Deed reinstated by payment of the entire amount then due, together with all costs and expenses incurred in enforcing the obligation and Trust Deed as well as trustee's and attorney's fees, and by curing any other default complained of in the Notice of Default, any time prior to five days before the date last set for the sale.

Further Information: Telephone: Law Offices of Paul J. Rask, 503-239-7862; Fax 503- 232-7393; e-mail paulrask@trix.com, 4610 SE Belmont Street, Suite 106, Portland, Oregon 97215.

THIS NOTICE is given to comply with ORS 86.745.

Dated May 7, 1998.

C:\DOCS\CRAMER\THORSTED\NOTESALE.TXT


 PAUL J. RASK

**NOTICE REQUIRED BY THE
FAIR DEBT COLLECTION
PRACTICES ACT,
15 U.S.C. Section 1601**

NOTICE:

1. The attached Trustee's Notice of Sale describes:
 - (a) the amount of debt.
 - (b) the creditor (designated as beneficiary) to whom this debt is owed.
2. The amount of debt set out in the Notice of Sale will be presumed to be valid and accurate by the Trustee unless, **within 30 days after receipt of this notice**, the debtor sends written notice to the Trustee disputing the validity of or the amount of the debt.
3. If the debtor notifies the Trustee in writing within that 30-day period that he/she disputes the validity of or the amount of the debt, the Trustee will verify the debt and mail a copy of the verification to the debtor.
4. If the creditor (beneficiary) named in the Notice of Sale is not the original creditor, the Trustee will mail the name and address of the original creditor, the Trustee will mail the name and address of the original creditor to the debtor if the debtor mails his/her request to the Trustee within 30 days from the receipt of this notice.
5. Written requests should be mailed to:

FAIR DEBT COLLECTIONS CLERK
c/o Paul J. Rask, Attorney at Law
4610 S.E. Belmont Street, Suite 106
Portland, OR 97215
(503) 239-7862 phone
(503) 232-7393 fax
E-mail: PaulRask@trix.com

C:\DOCS\CHAMER\FAIRDEBT.ACT

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 11th day
of May A.D., 19 98 at 2:41 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 15962.

By Bernetha G. Letsch, County Clerk
Ruthen Ross

FEE

\$20.00