

Affidavit of Non-Occupancy

Grantor: DALE A. BLACK AND DIXIE L. THORSTED
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

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AFFIDAVIT OF NON-OCCUPANCY

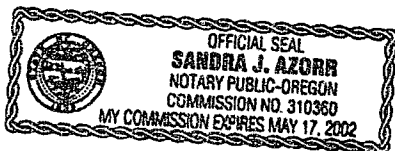
State of Oregon)
) ss.
County of Multnomah)

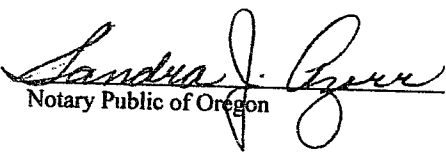
I, Paul J. Rask, Successor Trustee and attorney for the Beneficiary, represent that the property described in the attached Trustee's Notice of Sale is not occupied.

I base this Affidavit upon return of service from the Klamath County Sheriff's Office who, on May 23, 1998, in an attempt to serve the Notice of Sale upon the occupant, was unable to do so and has reported back to me that the property is unoccupied. This is a statement made by Mr. Darren Frank of the Sheriff's Office of Klamath County. Mr. Frank's certification to me that the property was unoccupied applies to both parcels as described on the attached Trustee's Notice of Sale and is a part of the Sheriff's files which the Sheriff of Klamath County sets out as Sheriff's Cases Number 98-01529 and 98-01530.


PAUL J. RASK

Subscribed and sworn to before me this 1st day of July, 1998.




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 36.735 has been instituted to recover any part of this debt.

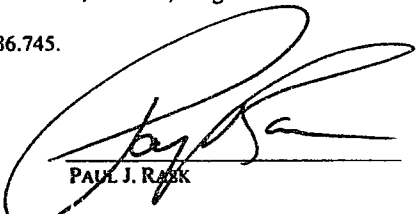
Right to Dismiss Proceedings: Oregon Law (ORS 86.753) provides a right to have these foreclosure proceedings dismissed and the Trust Deed reinstated by payment of the entire amount then due, together with all costs and expenses incurred in enforcing the obligation and Trust Deed as well as trustee's 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.

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PAUL J. RASK

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 6th day
of July A.D., 19 98 at 3:15 o'clock P. M., and duly recorded in Vol. M98,
of Mortgages on Page 23730.

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross