

98 NOV -2 P3:39

MTC 44900

Return to:
 Brandsness, Brandsness &
 Rudd, P.C.
 411 Pine Street
 Klamath Falls, Oregon 97601

Clerk's Stamp:

**AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
 SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE**

STATE OF OREGON)
) ss:
 County of Klamath)

I, Michael P. Rudd, being first duly sworn, depose, 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 his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

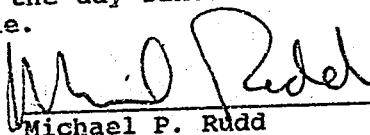
I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail and regular first class mail to each of the following named persons at their respective last known addresses, to-wit:

James G. Lewis
 1285 Bristol Road
 Medford, OR 97504-2100

Providian Bank, formerly First Deposit National Bank
 P. O. Box 9053
 Pleasanton, CA 94566

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

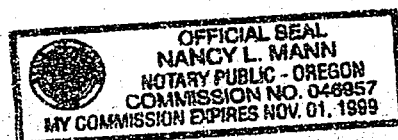
Each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on June 30, 1998. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

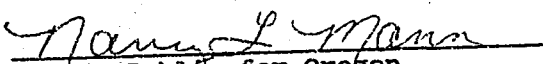

 Michael P. Rudd

STATE OF OREGON)
) ss.
 County of Klamath)

July 2, 1998

Personally appeared Michael P. Rudd and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:




 Notary Public for Oregon
 My Commission expires: 11-1-99

40175

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to the following Trust Deed: James G. Lewis, Grantor; William P. Brandsness, Trustee; and South Valley Bank & Trust, Beneficiary, recorded in Official/Microfilm Records, Volume M97, Page 15046, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lots 16 and 20, Block 4, CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: Failed to make payments of principal and interest as agreed; failed to pay Klamath County Real Property taxes for 1997-1998 in the total amount of \$2,140.93 plus interest.

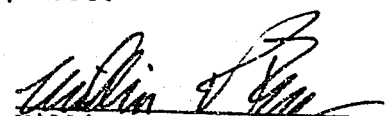
The sum owing on the obligation secured by the trust deed is: The sum of \$95,972.67, plus interest thereon at the rate of 11.5% per annum from June 30, 1998, until paid, plus Klamath County Real Property taxes for 1997-1998 in the total amount of \$2,140.93 plus interest, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on November 20, 1998, at 10:00 a.m. based on standard of time established by ORS 187.110 at the Offices of Brandsness, Brandsness & Rudd, P.C. 411 Pine Street, Klamath Falls, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

DATED this 25 day of June, 1998.


William P. Brandsness
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 2nd day
of November A.D., 19 98 at 3:39 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 40174

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosen