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Vol. M98 Page 43485

AFTER RECORDING RETURN TO:

'98 NOV 30 A11:24

Valerie T. Auerbach, Successor Trustee (OLB)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

MTC 45082

RECORDING COVER PAGE

Document Being Recorded: AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
(with original Trustee's Notice of Sale)

Reference is made to a certain trust deed (Trust Deed) made, as follows:

Trust Deed dated January 24, 1997, by Maureen G. Lautz and Dennis E. Lautz, Sr., as grantor, to AmeriTitle, as trustee, in favor of Cathy King, her Successors and Assigns, as beneficiary, recorded on January 31, 1997, as Instrument No. 32206, Volume M97, Page 3107, in the records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned by numerous assignments, the most recent of which was to Western United Life Assurance Company, by assignment recorded January 31, 1997, as Instrument No. 32208, in Volume M97, Page 3112, microfilm records of Klamath County, Oregon.

The Trust Deed covers the following described real property ("Real Property") situated in said county and state, to-wit:

Parcel 1 of Land Partition 1-96 being a portion of Lot 13, Block 6 ALTAMONT ACRES, situated in the S1/2 NW 1/4 NE 1/4 Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The Real Property is commonly known as: 3306 Crest Street, Klamath Falls, OR 97603.

Reference is also made to that security agreement ("Security Agreement") set forth in the same Deed of Trust, referenced above, made by Maureen G. Lautz and Dennis E. Lautz, Sr., as grantor, in favor of Cathy King, as beneficiary, whereby grantor granted to beneficiary a security interest in the following-described personal property ("Personal Property") currently located on the Real Property:

1981 Class Mobile Home, VIN No. RS9754, Title No. 9620445068, present Oregon Plate No. X174662.

The attached document is being recorded in connection with a pending foreclosure.

43486

**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

RE: Trust Deed from

Maureen G. Lautz and Dennis E.
Lautz, Sr.

To

Grantor

Valerie T. Auerbach
121 S.W. Morrison, Suite 600
Portland, OR 97204

Successor

Trustee

After recording, return to (Name, Address, Zip):

Valerie T. Auerbach (OLB)
121 S.W. Morrison, Suite 600
Portland, OR 97204

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

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
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy

STATE OF OREGON, County of Multnomah) ss:
I, Olga L. Buchanan

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 the beneficiary's successor in interest named in the attached original notice of sale given
under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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

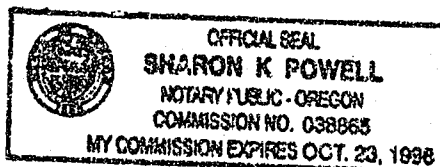
ADDRESS

See Exhibit 1 attached hereto and incorporated herein.

These 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 benefi-
ciary has actual notice of the lien or interest; and (d) any person requesting notice as set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by _____
Olga L. Buchanan, Paralegal to the _____, attorney for the trustee named in the notice. Each such
copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office
at _____ Portland _____, Oregon, on _____ July 30 _____, 19 98. 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, with postage thereon in an amount sufficient to accomplish the same.
Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

As used herein, the singular includes the plural, "trustee" includes a successor trustee, and "person" includes a corporation
and any other legal or commercial entity.



Subscribed and sworn to before me on July 30, 1998
Sharon K. Powell
Notary Public for Oregon
My commission expires 10-23-98

* 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.

Maureen G. Lautz
P.O. Box 1512
Klamath Falls, OR 97601

Maureen G. Lautz
4326 Meadows
Klamath Falls, OR 97601

Dennis E. Lautz
P.O. Box 1512
Klamath Falls, OR 97601

Dennis E. Lautz
4326 Meadows
Klamath Falls, OR 97601

State of Oregon
Department of Justice
1162 Court Street N.E.
Salem, OR 97301

State of Oregon
Department of Revenue
955 Center Street N.E.
Salem, OR 97301

TRUSTEE'S NOTICE OF SALE

Reference is made to a certain trust deed ("Trust Deed") made, as follows:

Trust Deed dated January 24, 1997, by Maureen G. Lautz and Dennis E. Lautz, Sr., as grantor, to AmeriTitle, as trustee, in favor of Cathy King, her Successors and Assigns, as beneficiary, recorded on January 31, 1997, as Instrument No. 32206, Volume M97, Page 3107, in the records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned by numerous assignments, the most recent of which was to Western United Life Assurance Company, by assignment recorded January 31, 1997, as Instrument No. 32208, in Volume M97, Page 3112, microfilm records of Klamath County, Oregon.

The Trust Deed covers the following described real property ("Real Property") situated in said county and state, to-wit:

Parcel 1 of Land Partition 1-96 being a portion of Lot 13, Block 6 ALTAMONT ACRES, situated in the S1/2 NW 1/4 NE 1/4 Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The Real Property is commonly known as: 3306 Crest Street, Klamath Falls, OR 97603.

Reference is also made to that security agreement ("Security Agreement") set forth in the same Deed of Trust, referenced above, made by Maureen G. Lautz and Dennis E. Lautz, Sr., as grantor, in favor of Cathy King, as beneficiary, whereby grantor granted to beneficiary a security interest in the following-described personal property ("Personal Property") currently located on the Real Property:

1981 Class Mobile Home, VIN No. RS9754, Title No. 9620445068, present Oregon Plate No. X174662.

There are defaults by the grantor or other person owing an obligation, the performance of which is secured by the Trust Deed and Security Agreement, with respect to provisions therein which authorize sale in the event of default of such provision; the defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Arrearage in the sum of \$6,232.41 as of July 24, 1998, plus additional payments, property expenditures, taxes, liens, assessments, insurance, attorney's and trustee's fees and costs, and interest due at the time of reinstatement or sale.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Security Agreement and Trust Deed immediately due and payable, said sums being the following, to-wit:

Payoff in the sum of \$73,602.17 as of July 24, 1998, plus taxes, liens, assessments, property expenditures, insurance, accruing interest, attorney's and trustee's fees and costs incurred by beneficiary or its assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 8, 1998, at the hour of 10:00 o'clock, a.m., in accord with the standard of time established by ORS 187.110, at the following place: main lobby of the offices of AmeriTitle, 222 South Sixth Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the above-described Real and Personal Property, which the grantor had or had power to convey at the time of the execution by grantor of the said Trust Deed and Security Agreement, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the Trust Deed and Security Agreement, to satisfy the obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed and Security Agreement reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Trust Deed and Security Agreement, and in addition to paying said sum or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed and Security Agreement, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753 as to the Real Property and ORCP 79 as to the Personal Property.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Deed of Trust and Security Agreement, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

DATED: July 27 1998.

Valerie T. Auerbach
Valerie T. Auerbach, Successor Trustee

State of Oregon, County of Multnomah

ss.

43489

I, the undersigned, certify that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

For further information, contact:
Olga L. Buchanan, Paralegal
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204
(503) 228-6044; Fax (503) 228-1741

Olga L. Buchanan, Paralegal

HACLIEN1METMS4041017N03

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of November A.D., 19 98 at 11:24 o'clock A. M., and duly recorded in Vol. M98
of Mortgages on Page 43485 the 30th day

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross