

'98 DEC 21 P3:24

ASPEN 47.204
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) SS
County of Klamath)

I, William L. Sisemore, being first duly sworn, depose and 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 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 AND ADDRESS

Dist. Director/Internal Revenue Service
Attn: Chief, Special Procedures
915 Second Ave., M/S W245
Seattle, WA 98174

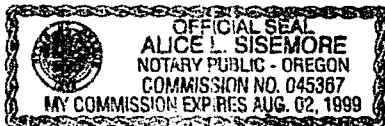
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by William L. Sisemore, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon full prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on March 9, 1998. 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 and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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

William L. Sisemore
William L. Sisemore

Subscribed and sworn to before me on March 9, 1998.



Alice L. Sisemore
Notary Public for Oregon
My Commission Expires: 08/02/99

STATE OF OREGON)
) SS
County of Klamath)

I certify that the within instrument was received for record on the ____ day of ____, 19__, at ____ o'clock __M, and recorded in book/real/volume No. ____ on page ____ or as fee/file/instrument/microfilm/reception No. ____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

After recording, return to:
William L. Sisemore
Attorney at Law
110 N. 6th Street
Klamath Falls, OR 97601

BY _____
Deputy

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) SS
 County of Klamath)

I, William L. Sisemore, being first duly sworn, depose and 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 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 AND ADDRESS

Dale Lancaster
 Clifford Hopkins
 HC 63, Box 404
 Chiloquin, OR 97624

Reg LeQuieu
 Klamath County Tax Collector
 403 Pine Street
 Klamath Falls, OR 97601

Western Bank
 P.O. Box 359
 Coos Bay, OR 97420

Dist. Director/Internal Revenue Service
 Attn: Chief, Special Procedures
 915 Second Ave., M/S W245
 Seattle, WA 98174

Mary Jenkins,
 Revenue Agent
 P.O. Box 14725
 Salem, OR 97309-5018

Bernetha Letsch
 Klamath County Clerk
 507 Main Street
 Klamath Falls, OR 97601

American Flyer Express, Inc.
 1600 Joe Wright Road
 Klamath Falls, OR 97603

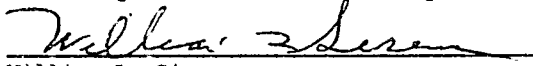
Financial Pacific Co.
 P.O. Box 11309
 Tacoma, WA 98411-0309

Les Schwab Tire Center
 845 NW 6th Street
 Redmond, OR 97756

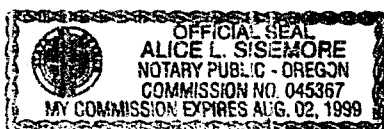
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

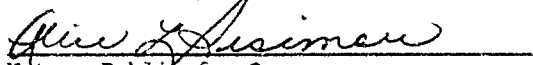
Each of the notices so mailed was certified to be a true copy of the original notice of sale by William L. Sisemore, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon full prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on February 25, 1998. 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 and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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


 William L. Sisemore

Subscribed and sworn to before me on February 25, 1998.




 Notary Public for Oregon
 My Commission Expires: 08/02/99

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Vol. 198 Page 6109

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

Reference is made to that Trust Deed wherein Dale Lancaster & Clifford Hopkins, are grantors; Aspen Title & Escrow, Inc., is Trustee; and Richard W. Robinson & Mary Ann L. Robinson, husband & wife, are Beneficiaries, recorded in Official/Microfilm Records, Vol. M93, page 22806, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The NW 1/4 of Section 19 and that portion of the NE 1/4 of Section 19 and the NW 1/4 of Section 20, lying Westerly of the most Westerly bank of the Williamson River, all in Township 32 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon

CODE 8 MAP 3209-1900 TL 200
CODE 8 MAP 3208-1900 TL 300
CODE 8 MAP 3208-2000 TL 300

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: Failure to make the payment due 10/1/96 in the amount of \$1,200.00 and a like payment due on the 1st day of each month thereafter. Failure to pay real property taxes for the years 1994-95; 1995-96; 1996-97; 1997-98.

The sum owing on the obligation secured by the trust deed is: \$140,905.11 plus interest at the rate of 7% per annum from November 22, 1996,

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 July 7, 1998 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 N. 6th Street, Klamath Falls, Klamath County, 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.

This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

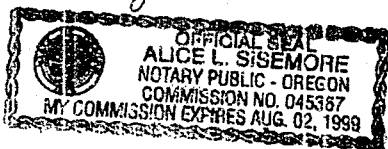
Dated: February 25, 1998.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on February 25, 1998, by William L. Sisemore,

Alice L. Sisemore, Notary Public for Oregon-My Commission Expires: 08/02/99



Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath ss
Filed for record on February 25, 19 98, at 10:00 o'clock p.m. and recorded
in M98 page 6109 or as file/reel/document/instrument number 22806 of mortgages.

Bernetha G. Letsch, Klamath County Clerk, by Kathleen

After recording, return to:
William L. Sisemore
Attorney at Law
110 N. 6th Street
Klamath Falls, OR 97601

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Fee: \$10.00

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day
of December A.D., 19 98 at 3:24 o'clock P. M., and duly recorded in Vol. M98,
of Mortgages on Page 46664.

FEE \$20.00

By Bernetha G. Letsch County Clerk