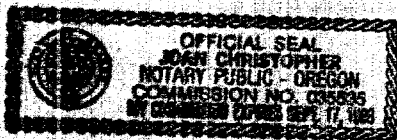


99 JAN -6 P3:18

ASPEN 04048177
AFFIDAVIT OF MAILING1
2 STATE OF OREGON
3 COUNTY OF JACKSON
45 I, JACK DAVIS, a lawyer in the firm of DAVIS, GILSTRAP,
6 HEARN & SHAW, P.C. of Ashland, Oregon, hereby certify that I
7 mailed a copy of the Trustee's Notice of Sale which is attached
8 hereto unto the following persons or entities pursuant to the
9 provisions of ORS 86.740(1). The Notice was sent by Certified and
10 First Class Mail in letters addressed to:11 RODNEY & KELLY MILLER 9/2/98
12 8212 TEAL DRIVE
13 BONANZA OR 97623NICHOLAS BUSCHUR 9/2/98
167 SOUTHMOOR SHORES
SAINT MARYS OH 45885-950213 BOYD VADEN TRUSTER 9/16/98
14 P O BOX 606
15 KLANATH FALLS OR 9760116
17 JACK DAVIS
1817 SUBSCRIBED AND SWORN to before me this 16th day of
18 September, 1998.19
20 *Joan Christopher*
21 Notary Public for Oregon
22 My Commission Expires: 9/17/98
23
24
25
26

After Recorded Mail To:

LAW OFFICES OF
DAVIS, GILSTRAP, HEARN & WELTY
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Rodney D. Miller and Kelly A. Miller, husband and wife, as grantor, to Aspen Title & Escrow, Inc., as trustee, to secure certain obligations in favor of Victor K. Wine and Naoko Wine, Trustees or their successors in trust, under the Wine Loving Trust dated May 30, 1991, as beneficiary, dated April 12, 1996, and recorded in Volume M-96, Page 10469 of the Official Records of Klamath County, Oregon, on April 15, 1996, covering the following described real property, to wit:

Lot 21, Block 4, STEWART ADDITION, in the County of Klamath, State of Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said trust deed by advertisement and sale. The default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

Monthly instalments of \$273.00 per month, beginning with the installment due April 15, 1998, and monthly installments in the same amount due the 15th day of each month thereafter.

By reason of said default, and grantor's failure to pay real property taxes for the tax years 1996-97 and 1997-98, the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following to wit:

\$23,314.02, together with interest thereon at the rate of 14% per annum from April 15, 1998, until paid, plus a late fee of 5% of any payment amount not received within 15 days of its due date, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

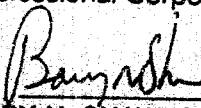
A notice of default and election to sell and to foreclose was duly recorded in Vol. M98 pg. 29732 of the Official Records of Klamath County, State of Oregon. Said Notice of Default and Election to Sell was recorded August 12, 1998.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on the 27th day of January, 1999, at the hour of 10:00 o'clock a.m., Pacific Time as established by Section 187.110, Oregon Revised Statutes, at Aspen Title & Escrow, 525 Main Street,

Klamath Falls, OR 97601, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution of the said trust deed, together with any interest which the grantor or successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that certain persons referred to in the Oregon Revised Statutes have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date of said sale, provided that all other defaults referred to above are cured by then.

DATED this 2nd day of September, 1998.

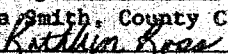
DAVIS, GILSTRAP, HEARN & WELTY
A Professional Corporation


BARRY N. SHAW, Successor Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of January A.D., 19 99 at 3:18 o'clock P. M., and duly recorded in Vol. M99
of Mortgages on Page 688.

FEE \$20.00

Linda Smith, County Clerk
By 

NOTICE OF SALE
Page -2-

After Recorded Mail To:
LAW OFFICES OF
DAVIS, GILSTRAP, HEARN & SHAW
A Professional Corporation
315 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455