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## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol M99 Page 31926

STATE OF OREGON, County of Multnomah ) ss.

I, Laura Henderson, 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:

<u>NAME</u>	<u>ADDRESS</u>
Occupants	2944 Laverne Avenue, Klamath Falls, OR 97603
Grover C. Clark, Jr.	P.O. Box 1368, Chiloquin, OR 97624
Grover C. Clark, Jr.	728 Friendship Drive, Chioquin, OR 97624

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 Laura Henderson for the trustee named in said notice; 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 Portland, Oregon, on April 13, 1999. 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.



Laura Henderson  
Subscribed and sworn to before me on April 13<sup>th</sup> 1999

Laura M. Lucero  
Notary Public for Oregon.  
My commission expires 10-20-99

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE		STATE OF OREGON,	
RE: Trust Deed from Grover C. Clark, Jr.		) )ss. County of )	
Granter		I certify that the within instrument was received for record on _____, 19____, at _____ o'clock ____M., and recorded in book/deel/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.	
to		NAME _____ TITLE _____	
Trustee		By _____ Deputy	
AFTER RECORDING RETURN TO Paul S. Cosgrove Lindsay Hart Neil & Weigler LLP Suite 3400, 1300 SW Fifth Portland, OR 97201		(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED )	

65009-124

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Grover Charles Clark, Jr., as grantor, to Amerititle as trustee, in favor of Associates Financial Services Company of Oregon, Inc., as beneficiary, dated January 10, 1997 recorded January 13, 1997 in the mortgage records of Klamath County, Oregon, in Book M-97 at Page 1058, Recorder's Fee No. 31262, covering the following described real property situated in the above-mentioned county and state, to-wit:

See Attached Exhibit "A"

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments for November through March 1999, in the amount of \$1,990.00, plus portion of real estate taxes now due and owing for 1998-99.

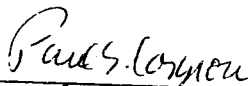
By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

As of November 12, 1998 the principal sum of \$32,135.35 plus interest thereafter; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 16, 1999, at the hour of 1:30 p.m., in accord with the standard of time established by ORS 187.110, at the center entrance to the Post Office Building also known as the Federal Building, 317 South 7<sup>th</sup> 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 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 in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

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 trust deed and the words "trustee" and "beneficiary" include their respective successors in interest, if any. The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED: April 7, 1999.

  
Paul S. Cosgrove, Successor Trustee

State of Oregon, County of Multnomah ) ss:

I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Laura Henderson, For said Trustee

For Additional Information  
Call (503) 226-7677

## Exhibit 'A'

Beginning on the point of the Southerly line of Laverne Avenue 180 feet Westerly from the intersection of said line with the Westerly right of way line of the Great Northern Railway; thence running Westerly along the Southerly line to Laverne Avenue 60 feet; then Southerly at right angles to Laverne Avenue 200 feet; thence Easterly parallel to Laverne Avenue 60 feet; thence Northerly 200 feet to the place of beginning, being a portion of TRACT 9 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 8/09/99, at 11:07 a.m.  
In Vol. M99 Page 31926  
Linda Smith,  
County Clerk Fee \$ 15