

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation
P.O. Box 22004
525 East Main Street
El Cajon, CA 92022-9004

A-MT 47460

T.S. NO. : 1015861-03

(Recorder's Use)

LOAN NO. : 1043102415

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

I, **CHRISTOPHER PADILLA**

} SS

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 California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of 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 mail to each of the following named persons at their last known address, to-wit:

NAME & ADDRESS

SEE ATTACHED

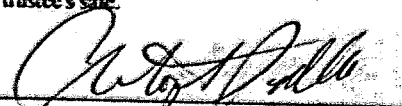
CERTIFIED NO.

Said person(s) 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 persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by ESTHER P CHAMBERLAIN, for CAL-WESTERN RECONVEYANCE CORPORATION, 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 mail in EL CAJON, CALIFORNIA, on 03/08/1999. 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.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

} SS



On March 5, 1999 before me, the undersigned,
a Notary Public in and for said State, personally appeared

Christopher Padilla
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(notary seal)



WITNESS my hand and official seal.

Signature Maria A. Botello

ANOSR

Rev. 06/24/98

TRUSTEE'S NOTICE OF SALE

34477

Loan No: 1043102415

T.S. No: 1015861-03

Reference is made to that certain deed made by,

WESLEY E. COATES AND EVA M. COATES, HUSBAND AND WIFE,

as Grantor to

ASPEN TITLE & ESCROW, INC., as Trustee, in favor of

TOWN & COUNTRY MORTGAGE, INC.,

as Beneficiary.

dated March 14, 1989, recorded March 23, 1989, in official records of KLAMATH County, Oregon in book/reel/volume No. M89 at page No. 4928, fee/file/instrument/microfile/reception No. 98367(indicated which), covering the following described real property situated in said County and State, to-wit:

LOT 21, BLOCK 7. THIRD ADDITION TO WINEMA GARDENS. 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 notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's:

Failure to pay the monthly payment due October 1, 1998 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$863.52 Monthly Late Charge \$34.34

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$62,518.00 together with interest thereon at the rate of 10.500 % per annum from 09/01/1998 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on July 9, 1999 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at
**AT THE FRONT DOOR TO THE KLAMATH COUNTY COURTHOUSE,,
MAIN STREET**

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 him of the said trust deed, together with any interest which the grantor or his 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 Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

Loan No: 1043102415
T.S. No: 1015861-03

34478

TRUSTEE'S NOTICE OF SALE

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: February 23, 1999

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Ext.

Signature/By: Wendy J. Perry

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO, SS

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

ESTHER P CHAMBERLAIN
TRUSTEE SALE OFFICER

NOSOR

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Rev. 06/19/97

DC002881 REMAB Sender: Cal-Western Reconveyance Corporation Page: 1

17:28:46 03/04/99

P.O. Box 22004

235 East Main Street

CA 92022-9004

OR - NOS HLG

Postage: 63.56

Affidavit Attachment

Article #	Name & Address	Article #	Name & Address
2870699758	T.S. No.: 1015861-03 # 005 CARTER JONES COLLECTIONS, LLC 1143 PINE STREET KLAMATH FALLS OR 97601	2870699759	T.S. No.: 1015861-03 # 006 CREDIT SERVICES OF OREGON P.O. BOX 1308 ROSENBERG, OR 97470
2870699760	T.S. No.: 1015861-03 # 007 VALLEY CREDIT SERVICE, INC. 960 BROADWAY STREET, NE, SUITE #4 SALEM OR 97308	2870699761	T.S. No.: 1015861-03 # 008 VALLEY CREDIT SERVICE, INC. P.O. BOX 2046 SALEM OR 97308
2870699762	T.S. No.: 1015861-03 # 009 HIGHLAND COMMUNITY FEDERAL CREDIT UNION 3737 SHASTA WAY KLAMATH FALLS OR 97603	2870699763	T.S. No.: 1015861-03 # 010 OREGON EMPLOYMENT DIVISION 875 UNION STREET, NE, ROOM 107 SALEM OR 97311-0030
2870699764	T.S. No.: 1015861-03 # 011 KLAMATH COUNTY 305 MAIN STREET KLAMATH FALLS OR 97601	2870699765	T.S. No.: 1015861-03 # 001 WESLEY E. COATES 4421 CLIMAX AVENUE KLAMATH FALLS OR 97603
2870699766	T.S. No.: 1015861-03 # 002 EVA M. COATES 4421 CLIMAX AVENUE KLAMATH FALLS OR 97603	2870699767	T.S. No.: 1015861-03 # 003 WESLEY E. COATES 4421 CLIMAX AVENUE KLAMATH FALLS OR 97603-5309
2870699768	T.S. No.: 1015861-03 # 004 EVA M. COATES 4421 CLIMAX AVENUE KLAMATH FALLS OR 97603-5309		

State of Oregon, County of Klamath
 Recorded 8/25/99, at 3:39 p.m.
 In Vol. M99 Page 34476
 Linda Smith,
 County Clerk

Fees \$25 RA