

After recording return to: ²⁴ William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

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

STATE OF OREGON, County of Klamath, ss:

I, William M. Ganong, Attorney at Law, 514 Walnut Avenue, Klamath Falls, Oregon 97601, being first duly sworn, depose, say and certify that:

I am the Trustee for the Trust Deed more particularly described in the Notice of Default and Election to Sell and Trustee's Notice of Sale recorded on February 18, 2000, in Volume M00 at page 5211 of the records of the Clerk of Klamath County, Oregon.

On February 17, 2000, I deposited with the United States Postal Service at Klamath Falls, Oregon, sealed envelopes each containing a Trustee's Notice of Sale executed by me and containing the information shown on the Trustee's Notice of Sale attached hereto. I mailed one such envelope by First Class Mail and one such envelope by Certified Mail with Return Receipt Requested, postage prepaid, to each of the following named parties at the following addresses:

Ottland, Inc.
Dr. L. A. Swetland
1361 Wild Plum Drive
Klamath Falls OR 97601

Cathy King
6640 South Sixth Street
Klamath Falls OR 97603

John Sears
2394 Walton Avenue
Shasta Lake CA

Michael O'Neill
2761 Fifth Street
Malin OR 97632

-16

Kathy O'Neill
2761 Fifth Street
Malin OR 97632

Shasta Glen, LLC.
4647 Winter Avenue
Klamath Falls OR 97601

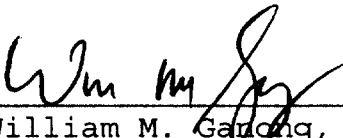
Andrew A. Patterson
Post Office Box 5091
Klamath Falls OR 97601

WJMW Properties
514 Walnut Avenue
Klamath Falls OR 97601

Conseco Finance Servicing Corporation
1100 Landmark Towers
345 St. Peter Street
St. Paul MN 55102

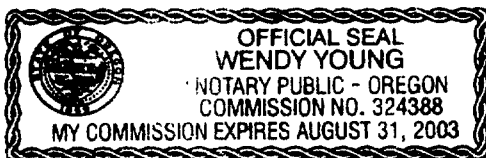
Said persons include: (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person or agency having a lien or interest subsequent to the Trust Deed, which lien or interest appears of record or which the beneficiary has actual notice; and (d) any person requesting notice as provided in ORS 86.785.

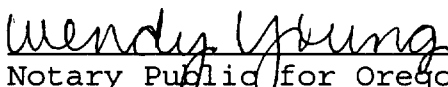
The addresses shown above are the last known addresses of said parties.



William M. Garing, Trustee

Subscribed and sworn to before me this 15th day of June, 2000.





Notary Public for Oregon
My commission expires: 8-31-2003

State of Oregon, County of Klamath
Recorded 06/15/00, at 2:42 p.m.
In Vol. M00 Page 2174 2
Linda Smith,
County Clerk Fee \$ 26⁰⁰

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

Legal#3120

Trustee's Notice of Sale

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for Four

(4) insertion(s) in the following issues:

May 2, 9, 16, 23, 2000

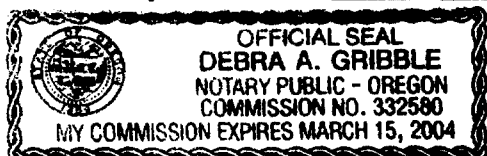
Total Cost: \$472.50

Subscribed and sworn before me this 23rd
day of May 20 00

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 2004



TRUSTEE'S NOTICE OF SALE

YOU ARE GIVEN NO-
TICE: that the benefici-
ary and trustee have
elected to sell the
property described be-
low to satisfy the fol-
lowing described obliga-
tion:

1. A. Grantor: Ot-
tland, Inc.

B. Trustee: Wil-
liam M. Ganong

C. Beneficiary:
Henry J. Caldwell, Jr.
and Deborah L. Cald-
well, Trustees of the
Caldwell Family Trust,
dated January 6, 1996,
and their successors in
Trust.

1. The legal descrip-
tion of the property
covered by the subject
Trust Deed is:

Lots 6, 7, and 8,
VALLEY VIEW, ac-
cording to the official
plat thereof on file in
the office of the County
Clerk of Klamath Coun-
ty, Oregon.

Klamath County
Assessor's Account
Nos. 3909-12BB-3300,
3400, and 3500

The book, page
number, and the date
the subject, Trust Deed
was recorded in the
Mortgage Records of
Klamath County, Ore-
gon are: Book M96
Page: 1236 Date
Recorded: January 16,
1996

3. The default for
which the foreclosure
is made is the Grantor's
failure to make the
monthly installment
payments that were
due and payable on
January 15, 2000 and
February 15, 2000; the
Grantor's apparent sale
of the subject property

without the knowl-
edge or consent of
the beneficiaries; and
Grantor's failure to
pay the real property
taxes and assessments
levied against the prop-
erty before they be-
came delinquent.

4. The principal and
interest owing on the
obligation secured by
the subject Trust Deed
as of February 11, 2000
is \$74,395.86, plus inter-
est at the note rate of
20.00% from September
20, 1999 until paid.

5. The Beneficiary
and the Trustee have
elected to foreclose the
above referenced Trust
Deed pursuant to the
provisions of Oregon
Revised Statutes 86.705
to 86.795.

6. The Trustee will
conduct a sale of the
above described prop-
erty at 10:00 a.m. on
the 29th day of June,
2000, at the front steps
of 514 Walnut Avenue,
Klamath Falls, Oregon.

7. Pursuant to ORS
86.753, the Grantor, the
Grantor's successor in
interest to all or any
part of the above de-
scribed property, an
beneficiary under a
subordinate Trust
Deed, or any person
having a subordinate
lien or encumbrance of
record on the property,
may cure the default or
defaults at any time
prior to five days be-
fore the above said
date of sale by paying
the entire amount due
at the time of cure un-
der the terms of the ob-
ligation, other than
such portion as would
not then be due had no
default occurred. In ad-
dition, the person af-
fecting the cure shall
pay all costs and ex-
penses actually in-
curred in enforcing the
obligation and Trust
Deed, together with the
Trustee's and Attor-
ney's fees specified in
the said statute.

8. In construing this in-
strument, the mascu-
line gender includes the
feminine and the neut-
er, the singular includes
the plural, the word
"grantor" includes any
successor in interest to
the grantor as well as
any other persons ow-
ing an obligation, the

performance of which
is secured by said Trust
Deed, the words "trust-
ee" and "beneficiary"
include their respective
successors in interest,
if any.

Dated this 26th day of
April 2000.

William M. Ganong,
Trustee
514 Walnut Avenue
Klamath Falls, OR
97601

Tel: (541) 882-7228
#3120 May 2, 9, 16, 23,
2000

State of Oregon, County of Klamath

Recorded 06/15/00, at 2:42 p.m.

In Vol. M00 Page 21744

Linda Smith,

County Clerk Fee \$ 21.00