

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

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

STATE OF OREGON, County of Klamath, ss:

I, Wendy Young, 514 Walnut Avenue, Klamath Falls, Oregon 97601, being first duly sworn, depose, say and certify that:

I am the assistant to the Successor Trustee for the Trust Deed more particularly described in the Notice of Default and Election to Sell and Trustee's Notice of Sale recorded in Volume M00 at page 23736 of the records of the Clerk of Klamath County, Oregon.

On June 30, 2000, I deposited with the United States Mail at Klamath Falls, Oregon, sealed envelopes each containing a Trustee's Notice of Sale executed by William M. Ganong 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:

Edward F. Dane  
Post Office Box 98  
Beatty OR 97621

Dorothy M. Dane  
Post Office Box 98  
Beatty OR 97621

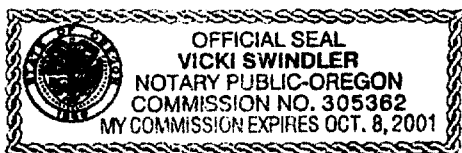
Said persons include: (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person or agency having a lien or interest subsequent to the Trust Deed, which lien or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

Wendy Young

Wendy Young Assistant to  
William M. Ganong, Successor Trustee

Subscribed and sworn to before me this 14<sup>th</sup> day of  
November, 2000.



Vicki Swindler

Notary Public for Oregon  
My commission expires: 10-8-2001

## TRUSTEE'S NOTICE OF SALE

YOU ARE GIVEN NOTICE: THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1. A. Grantor: Edward F. Dane and Dorothy M. Dane  
B. Trustee: William M. Ganong  
C. Beneficiary: Richard Leroy Aaron
2. The legal description of the property covered by the subject Trust Deed is:

The NW¼ of the SW¼ of the SW¼ of Section 31,  
Township 35 South, Range 13 East of the Willamette  
Meridian, Klamath County, Oregon.

Klamath County Assessor's Account No.  
3513-03100-01900

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M97      Page: 37557      Date Recorded: November 14, 1997

and re-recorded in Book M99 at Page 18141 on May 11, 1999 to correct a scrivener's error in the legal description.

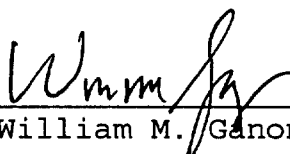
3. The default for which the foreclosure is made is the Grantor's failure to make the monthly installment payments since August 4, 1999; and Grantor's failure to pay the real property taxes and assessments levied against the property before they became delinquent.
4. The principal and interest owing on the obligation secured by the subject Trust Deed as of June 19, 2000 is \$56,103.42, plus interest at the note rate of 6.50% from June 20, 2000 until paid. Also owing on the obligation are real property taxes for 1997-1998 in the sum of \$459.33; for 1998-1999 in the sum of \$415.45; and for 1999-2000 in the sum of \$367.74.
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

property at 10:00 a.m. on the 27th day of November, 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 described property, any 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 before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the 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 this 28<sup>th</sup> day of June, 2000.



William M. Ganong, Trustee  
514 Walnut Avenue  
Klamath Falls OR 97601  
Tel: (541) 882-7228

STATE OF OREGON, County of Klamath) ss.

I, the undersigned, certify that I am the attorney for the above named trustee; that I have carefully compared the foregoing copy of the Trustee's Notice of Sale with the original thereof and that the foregoing is a true, correct and exact copy of the original Trustee's Notice of Sale and of the whole thereof.

Dated at Klamath Falls, Oregon this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
William M. Ganong  
Attorney for Trustee

NOTICE REQUIRED BY THE FAIR DEBT COLLECTION  
PRACTICES ACT, 15 U. S. C. § 1692

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

1. The amount of the debt is stated in the Trustee's Notice of Sale attached hereto.
2. The beneficiary named in the attached Trustee's Notice of Sale is the creditor to whom the debt is owed.
3. The debt described in the Trustee's Notice of Sale attached hereto will be assumed to be valid by the trustee unless the debtor, within 30 days after the receipt of this notice, disputes the validity of the debt or some portion of it.
4. If the debtor notifies the trustee in writing within 30 days of receipt of this notice that the debt or any portion thereof is disputed, the trustee will provide verification of the debt, and a copy of the verification will be mailed to the debtor by the trustee.
5. If the creditor named as beneficiary in the attached Trustee's Notice of Sale is not the original creditor, and if the debtor makes a written request to the trustee within 30 days from receipt of this notice, the name and address of the original creditor will be mailed to the debtor by the trustee.
6. Written requests or objections should be addressed to: William M. Ganong, Attorney at Law, 514 Walnut Avenue, Klamath Falls, Oregon 97601.

State of Oregon, County of Klamath  
Recorded 11/17/00, at 11:08 a. m.  
In Vol. M00 Page 41581  
**Linda Smith,**  
County Clerk Fee \$ 41.00