

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

State of Oregon, County of Klamath
Recorded 02/26/2004 8:48 a m
Vol M04 Pg 10911-14
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 4

**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 or 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 M03 at page 78904-05 of the records of the Clerk of Klamath County, Oregon.

On October 23, 2003, 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:

Edward Hodge
Post Office Box 103
Keno OR 97627

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.

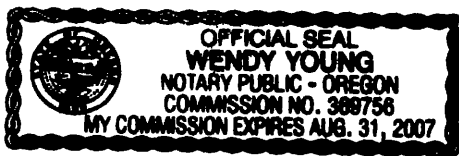
The addresses shown above are the last known addresses of

36⁰²

said parties.

William M. Ganong 2/24/04
 William M. Ganong OSB No. 78213
 Successor Trustee

Signed and sworn to before me on the 24th day of February,
 2004 by William M. Ganong, Successor Trustee.



Wendy Young
 Notary Public for Oregon
 My commission expires: 8-31-2007

<p>1. Article Addressed to:</p> <p><u>Edward Hodge</u> <u>Post Office Box 103</u> <u>Keno OR 97627</u></p>		<p>2. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>3. Restricted Delivery? (Check box) <input type="checkbox"/> Yes</p>		<p>4. Delivery address different from 1. above? <input type="checkbox"/> Yes</p> <p>If YES, enter delivery address below:</p>	
<p>5. Article Number (Priority Mail service only)</p> <p><u>7002 3150 0003 6658 8725</u></p>			

PS Form 3817, August 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 Hodge

 B. Trustee: Aspen Title & Escrow, Inc.

 C. Beneficiary: Ronald A. McCulley and Tillie W. McCulley
2. The legal description of the property covered by the subject Trust Deed is:

Lots 27 and 28, Block 7, DOTEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No.
3908-031CC-01600

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

Book: M94 Page: 27595 Date Recorded: September 2, 1994

3. The default for which the foreclosure is made is the Grantor's failure to make the entire balloon payment in the sum of \$1,200 that was due on September 1, 2003. To date, Grantor has paid \$400 of said \$1,200 that was due and owing on September 1, 2003. Another default for which the foreclosure is made is Grantor's failure to pay real property taxes for the years 2000-2001, 2001-2002, 2002-2003, and 2003-2004.

4. The amount owing on the obligation secured by the subject Trust Deed as of October 22, 2003 is \$36,198.40, plus interest at the note rate of 10.0% per annum from October 7, 2003, until paid in full, and real property taxes and assessments for the tax years 2000-2001, 2001-2002, 2002-2003, and 2003-2004 in the total sum of \$2,223.55, plus interest thereon from November 17, 2003, which are due and payable by the Grantor as provided in said

Trust Deed.

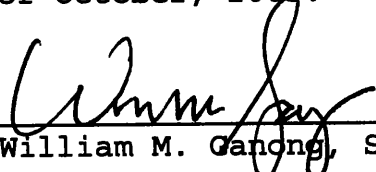
5. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

6. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 10th day of March, 2004, at the front entrance to the office of William M. Ganong at 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 23 day of October, 2003.



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