

65137

540-2389/KH
LUF No. 3687/DP

STATE OF OREGON)
: ss.
County of Multnomah)

I, Kathy Hettinga, 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 his successor in interest named in the attached original 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 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>
William S. Snyder	3247 LaVerne Klamath Falls, OR 97601
Carol M. Snyder	3247 LaVerne Klamath Falls, Or 97601
Allen L. Pranghofer	4773 Alva Street Klamath Falls, OR 97601
Winona K. Pranghofer	4773 Alva Street Klamath Falls, OR 97601
Internal Revenue Service c/o U.S. Attorney	U.S. Courthouse 620 S.W. Main Street Portland, OR 97205
Internal Revenue Service District Director	Special Procedures P.O. Box 4451 Portland, OR 97208
State of Oregon Department of Revenue Attn: Collections Section	Revenue Building 995 Center Street, N.E. Salem, OR 97310

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 Ann K. Jerhoff, attorney 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 14, 1986. 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.

Kathy I. Hettinga
Kathy I. Hettinga

Subscribed and sworn to before me this 20th day of August, 1986.

Diane M. Hess
Notary Public for Oregon
My Commission Expires: 4-3-90

TRUSTEE'S NOTICE OF SALE

15159

540-2389/KH
LUF No. 3687/DP

Reference is made to that certain trust deed made by William S. Snyder and Carol M. Snyder, as grantors, to Transamerica Title Insurance Company, as trustee, in favor of Equitable Savings and Loan Association, as beneficiary, recorded July 12, 1982, in the official records of Klamath County, Oregon, as Volume No. M82, Page 8785, covering the following-described real property situated in said county and state, to wit:

All Lot 11 in Block 2, and that portion of Lot 10, said Block 2, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Southeast corner of said Lot 11; thence Easterly along the South line of Lot 10, 21.45 feet, more or less, to an iron pin set at the Southwest corner of premises sold to Henry E. Hilton and Frances Hilton; thence North along the West line of said Hilton premises 260.9 feet to an iron pin set in the North line of said Lot 10, which marks the Northwest corner of said Hilton premises; thence Westerly 26.45 feet, more or less, to the Northeast corner of Lot 11; thence South 260.9 feet to the place of beginning, all being in THIRD ADDITION TO ALTAMONT ACRES.

Commonly known as 3247 LaVerne Avenue, Klamath Falls, Oregon 97601.

There is a default by the grantors or other persons owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest; the default is: the failure to pay when due the following sums: monthly installments of \$496.65 each, beginning with September 1, 1985 through December 1, 1985; monthly installments of \$444.60 each, beginning with January 1, 1986, until paid, plus monthly late charges of \$19.85 each, beginning August 16, 1985 through December 16, 1985; monthly late charges of \$17.25 each, beginning January 16, 1986, until paid; mobile home taxes for 1985 in the sum of \$93.94 plus interest and penalties; the sum of \$37.96 advanced for real property taxes with interest thereon at the rate of 13 percent per annum from December 4, 1985, until paid.

By reason of said default, the beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: \$34,491.60, with interest thereon at the rate of 13 percent per annum, from August 1, 1985, until paid, plus monthly late charges of \$19.85 each, beginning August 16, 1985 through December 16, 1985; monthly late charges of \$17.25 each, beginning January 16, 1986, until paid; the sum of \$37.96 advanced for real property taxes with interest thereon at the rate of 13 percent per annum from December 4, 1985, until paid; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest for protection of the above-described real property and its interest in it.

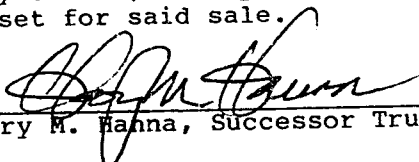
NOTICE IS HEREBY GIVEN that the beneficiary and trustee or their successors in interest, have elected and do hereby elect to sell at public auction to the highest bidder for cash the interest in the above-described property which the grantors had or had the power to convey at the time of the execution of said trust deed, together with any interest which the grantors or grantors' successors in interest acquired after the execution of said trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee or successor trustee and the reasonable attorneys fees incurred. A notice of default and election to sell has been

recorded pursuant to Section 86.735(3), Oregon Revised Statutes.

Said sale will be held on September 8, 1986, at the hour of 10:00 o'clock, A.M., based on the Standard of Time as established by Section 187.110, Oregon Revised Statutes, at the following place: At the front entrance of the Klamath County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed for said sale.

NOTICE IS FURTHER GIVEN that any person named in Section 86.753, Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults and by payment to the beneficiary of the entire amount then due other than such portion as would not then be due had no default occurred, together with costs and trustee's and attorney's fees, at any time prior to five days before the date last set for said sale.

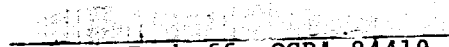
Dated 9 Apr 86


Harry M. Hanna, Successor Trustee

FOR FURTHER INFORMATION
PLEASE CONTACT: Kathy Hansen
224-5930

STATE OF OREGON)
 : ss.
County of Multnomah)

I, the undersigned, certify that I am the attorney or one of the attorneys for the above-named trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

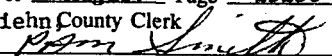

Ann K. Jerhoff, OSB# 84419
Attorney for said Trustee

AFTER RECORDING, RETURN TO:

NIEHAUS, HANNA, MURPHY,
GREEN, OSAKA & DUNN
Attention: Kathy Hansen
Benj. Franklin Plaza, 11th Floor
One Southwest Columbia
Portland, Oregon 97258

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 22nd day of August A.D., 19 86
at 2:48 o'clock P M. and duly recorded
in Vol. M86 of Mrges. Page 15158
Evelyn Biehn County Clerk
By  Deputy.

Fee, \$ 13.00