

APR 9 1992

K-44010
APPOINTMENT OF SUCCESSOR TRUSTEE

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor: George L. Deason and Charlotte A. Deason, husband and wife
 Trustee: Pioneer National Title Insurance Co.
 Beneficiary: United Finance Co.
 Date: February 7, 1980
 Recording Date: February 11, 1980
 Recording Reference: Book Number M80 at Page 2657, as Fee/Reel Number 80509
 County of Recording: Klamath

Beneficiary desires to appoint a Successor Trustee in the place and stead of the Original Trustee named above.

Beneficiary appoints Richard T. Anderson, Jr., 1515 Building, Suite 600, 1515 SW 5th Avenue, Portland, Oregon 97201 to have all the powers of the Original Trustee effective immediately.

In construing this notice, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

IN WITNESS WHEREOF, Beneficiary has caused its corporate name to be signed by a duly authorized officer by order of its Board of Directors.

DATED this 9 day of April, 1992.

UNITED FINANCE CO.

By: [Signature]

Title: V. Pres.

STATE OF OREGON

County of Klamath) ss.

The foregoing instrument was acknowledged before me this 9 day of April, 1992, by Dennis F. Bukovi, the Vice President of United Finance Co., on behalf of the corporation.



Jennie A. Nielsen
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 8-22-95

95 E.H. 22 APR 26.

K-44010
NOTICE OF DEFAULT AND ELECTION TO SELL

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor: George L. Deason and Charlotte A. Deason, husband and wife
 Trustee: Pioneer National Title Insurance Co.
 Beneficiary: United Finance Co.
 Date: February 7, 1980
 Recording Date: February 11, 1980
 Recording Reference: Book Number M80 at Page 2657, at Fee/Reel Number 80509
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The Trust Deed covers the following described real property in the County of Klamath and State of Oregon, ("the Property"):

Lots 3, 4 and 5, in Block 23, THIRD ADDITION TO RIVER PINE ESTATES, County of Klamath, State of Oregon.

The Successor Trustee hereby certifies as follows: (1) No assignment of the Trust Deed by the Trustee or by the Beneficiary and no appointment of a successor-trustee have been made except as recorded in the official records of the county or counties in which the Property is located; and (2) No action has been instituted to recover all or any part of the debt now remaining secured by the Trust Deed, or, if such action was instituted, it was dismissed except as permitted by ORS 86.735(4).

The Grantor or other person owing the debt has defaulted as provided under the Trust Deed, and such default allows the Beneficiary to foreclose the Trust Deed.

The default for which foreclosure is permitted is the Grantor's failure to pay when due the following sums:

Balloon payment of \$1,135.10 due on April 12, 1990 together with interest thereon at the rate of 19.50 percent per annum from December 4, 1991, until paid; real property taxes for the years of 1990-91, 1991-92, plus interest and penalties.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

Balloon payment of \$1,135.10 due on April 12, 1990 together with interest thereon at the rate of 19.50 percent per annum from December 4, 1991, until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

NOTICE

By reason of the default, the Beneficiary and the Trustee have elected to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795. At public auction, the Trustee shall sell to the highest bidder for cash the interest in the Property which the Grantor had, or had the power to convey, at the time of the execution by Grantor of the Trust Deed, together with any interest Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the debt secured by the Trust Deed and the expenses of the sale, including the compensation of the Trustee as provided by law, and the reasonable fees of Trustee's attorneys.

The sale will be held at the hour of 11:00 a.m., on September 21, 1992, at the following place: Klamath County Courthouse, 316 Main Street, Front Entrance in the city of Klamath Falls, County of Klamath, State of Oregon.

Other than as shown of record, neither the Beneficiary nor the Trustee has any actual notice of any person having or claiming to have any lien upon or interest in the Property subsequent to the interest of the Trustee in the Trust Deed, or of any successor in interest to the Grantor or of any lessee or other person in possession of or occupying the Property except:

NAME	NATURE OF RIGHT, LIEN, OR INTEREST
Estate of George L. Deason	Grantor
Estate of Charlotte Ann Deason	Grantor
Sandra Deason	Heir and/or Devisees
Ron Deason	Heir and/or Devisees
Debbie Jaderney	Heir and/or Devisees
The CBI of Georgia, dba CBI Collections	Judgment Creditor
Asset Recovery Group, Inc.	Judgment Creditor
Internal Revenue Service	Federal Tax Lienholder

NOTICE OF RIGHT TO CURE

Any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by doing all of the following:

1. Paying to the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due, had no default occurred);

2. Curing any other default that is capable of being cured by tendering the performance required under the Trust Deed; and

3. Paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

DATED: April 21, 1992.


Richard T. Anderson, Jr.
Successor Trustee

1515 SW 5th Ave., Suite 600
Portland, OR 97201
Telephone: (503) 295-2668

STATE OF OREGON)
) ss.
County of Multnomah)

On this _____ day of April, 1992, personally appeared the above-named Richard T. Anderson, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.

AFTER RECORDING RETURN TO:

GREENE & MARKLEY, P.C.
Attn. Lisa A. Dawes
1515 SW 5th Ave., Suite 600
Portland, OR 97201

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co
on this 23rd day of April A.D., 19 92
at 1:56 o'clock P M. and duly recorded
in Vol. M92 of Mortgages Page 8735.
Evelyn Biehn County Clerk
By Pauline Mullendore
Deputy.

Fee, 25.00