

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by GENEVA I. BOECKMAN and LISA M. ROBARE, as grantor, to KLAMATH COUNTY TITLE COMPANY as trustee, to secure performance certain obligations including the payment of the principal sum of \$5,252.00 in favor of BETTY J. AHERN, TRUSTEE OF THE BETTY J. AHERN LIVING TRUST, u.d.d., as beneficiary, that certain trust deed dated February 20, 1991, recorded March 4, 1991 in Volume M89 at Page 14102 of the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

Lot 8 in Block 22 of Third Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH all appurtenances, tenements, hereditaments, rents, issues, profits, water rights, easements or privileges now or hereafter belonging to, derived from in anywise appertaining to the above described premises.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

Payment for the months of June, 1991 through May 1, 1992 of \$1,320, a principal payment of \$5,250 plus interest to date, which is now past due, owing and delinquent.

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit:

\$5,250, together with interest

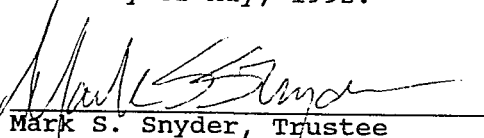
A notice of default and election to sell and to foreclose was duly recorded May \_\_, in Volume \_\_\_\_ at page \_\_\_\_ of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on the 28th day of September, 1992 at the hour of 12:00 o'clock, noon, as established by Section 187.110, Oregon Revised Statutes, at the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, 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 person owing an obligation, the performance of which is secured by said trust deed, and their successors in interest; the

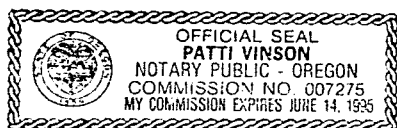
word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

DATED at Bend Oregon, on the 27th day of May, 1992.


  
Mark S. Snyder, Trustee

STATE OF OREGON            )  
                                      ) ss.  
County of Deschutes )

Personally appeared the above named Mark S. Snyder and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

  
Notary Public for Oregon  
My Commission expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mark S. Snyder the 19th day  
of June A.D., 19 92 at 9:25 o'clock AM., and duly recorded in Vol. M92  
of Mortgages on Page 13542.

FEE \$15.00

Evelyn Biehn - County Clerk

By 

Return: Mark S. Snyder  
645 NW Division  
Bend, Or. 97701