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TRUSTEE'S NOTICE OF SALE

Vol. 1992 Page 19105

Reference is made to that certain trust deed made by JAMES A. WOOD, JR.

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as grantor, to  
 in favor of WARREN G. MASON and THELMA T. MASON, Husband and Wife, as trustee,  
 dated October 18, 1985, recorded October 18, 1985, in the mortgage records of  
 Klamath County, Oregon, in book No. M85 at page 17008  
 covering the following described real  
 property situated in said county and state, to-wit:

The Northeasterly 50 feet of Lots 9 and 10 in Block 20 of  
 INDUSTRIAL ADDITION to the City of Klamath Falls, according to  
 the official plat thereof on file in the office of the County  
 Clerk of Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured  
 by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the de-  
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

Two (2) payments of \$96.51 due in 1987; one (1) payment of \$96.51 due in each of the years 1988, 1989, 1990, and 1991;  
 eight (8) payments of \$96.51 due in 1992 and each month thereafter, plus unpaid interest on the principal at the rate of 10 percent  
 per annum, plus taxes for the fiscal year 1988-1989, in the amount of \$313.59 plus interest; for the fiscal year 1989-1990 in the  
 amount of \$339.44 plus interest; taxes for the fiscal year 1990-1991, in the amount of \$299.66 plus interest, and taxes for the  
 fiscal year 1991-1992, a lien due and payable, in the amount of \$318.54 plus interest.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust  
 deed immediately due and payable, said sums being the following, to-wit:

\$93,332.54, plus interest at the rate of \$25.57 per day from December 18, 1991, plus taxes for the fiscal year 1988-1989, in  
 the amount of \$313.59 plus interest; for the fiscal year 1989-1990 in the amount of \$339.44 plus interest; taxes for the fiscal year  
 1990-1991, in the amount of \$299.66 plus interest, and taxes for the fiscal year 1991-1992, a lien due and payable, in the amount  
 of \$318.54 plus interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 6, 1993,  
 at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at  
 Klamath County Courthouse front steps, 316 Main Street  
 in the City of Klamath Falls, 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 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 payment to the beneficiary of  
 the entire amount then due (other than such portion of the principal as would not then to be due had no default  
 occurred) and by curing any other default complained of herein that is capable of being cured by tendering the per-  
 formance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-  
 ance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation  
 and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, 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 obli-  
 gation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their  
 respective successors in interest, if any.

DATED August 20, 1992

Richard Fairclo

Successor Trustee

State of Oregon, County of \_\_\_\_\_

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.

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to  
 ORS 86.740 or ORS 86.750(1), fill in opposite  
 the name and address of party to be served.

SERVE:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 21st day  
 of Aug. A.D. 1992 at 3:23 o'clock P.M., and duly recorded in Vol. M92  
 of Mortgages on Page 19105

FEE \$10.00

Evelyn Biehn County Clerk

By \_\_\_\_\_

Return: Richard Fairclo, 280 Main, Klamath Falls, Or. 97601