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TRUSTEE'S NOTICE OF SALE

Vol. M93 Page 61809

Reference is made to that certain trust deed made by Husband and Wife

ASPEN TITLE COMPANY

in favor of CORALIE C. NELSON, as grantor, todated June 16, 19 89, as trustee,Klamath, recorded June 19, 19 89, as beneficiary,County, Oregon, in Book/Teel/volume No. M89, 19 89, in the mortgage records ofas fee/tile/instrument/microfilm/reception No. 1608 at page 10867, or

property situated in said county and state, to-wit: (indicate which), covering the following described real

Legal description set forth on Exhibit "A" attached hereto and incorporated by this reference herein as if fully set forth.

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 default for which the foreclosure is made is grantor's failure to pay when due the following sums:

\$1,000.00 monthly payment due June 1, 1992
 \$1,000.00 payment due the 1st day of each and every month thereafter
 real property taxes Key No. R248333 - \$12,886.40 plus interest
 real property taxes Key No. R248743 - \$678.97 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:
 the sum of \$13,624.43 together with interest on said sum at the rate of 10% per annum from June 25, 1992 until paid; unpaid real property taxes

WHEREFORE, notice hereby is given that the undersigned trustee will on March 29, 19 93, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at First Interstate Bank Building, 601 Main St., Suite 215 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 be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance 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 obligation, 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 November 19, 19 92

NEAL G. BUCHANAN

Successor Trustee

State of Oregon, County of _____ ss:

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:

PARCEL 1:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of Lot 4; thence South along the East line of Lots 5 and 6 and 16 to the Northwest corner of Lot 5, Block 2, Williamson River Estates; thence Northeasterly along the North line of said subdivision to the Northeast corner of Lot 11, Block 1; thence Northerly and Easterly along the Westerly right of way line of Williamson River Drive to the Westerly right of way line of Highway No. 97; thence Northwesterly along said highway right of way line to the Southeast corner of Book 336, Page 17, Deed Records of Klamath County, Oregon; thence South 80 degrees 32' 15" West to the Southwest corner of said deed; thence Northerly along the Westerly line of said deed, 200 feet to the Northwest corner thereof; thence North 80 degrees 32' 15" East to the Westerly right of way line of said highway; thence Northerly along said Westerly right of way line 60 feet, more or less, to the Southeast corner of Volume M-67 at page 318, Microfilm Records of Klamath County, Oregon; thence South 80 degrees 32' 15" West 231 feet to the Southwest corner of said deed; thence North 09 degrees 27' 45" West 607.11 feet, more or less, to the North line of Section 21; thence West along said line to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the initial point of Williamson River Estates, a duly recorded subdivision, said initial point situated South 19 degrees 17' 35" East a distance of 1037.36 feet (South 18 degrees 49' 22" East 1038.84 feet by said plat) from the North one-fourth corner (N 1/4 of said Section 21); thence South 81 degrees 02' 30" West 172.35 feet (172.88 by said plat); thence continuing South 81 degrees 02' 30" West 80.86 feet; thence North 09 degrees 27' 45" West 365.94 feet to a 1/2 inch iron pin which is North 80 degrees 32' 15" East 17.00 feet from Point A as shown on accompanying Exhibit "A"; thence North 80 degrees 32' 15" East 253.20 feet to the Westerly right of way line of U.S. Highway 97; thence South 09 degrees 27' 45" East, along said right of way line 368.17 feet to the point of beginning, with bearings based on said recorded plat.

Continued on next page

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lots 7 and 15 of Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Williamson River Estates, a duly recorded subdivision, said point being on the Westerly line of said Lot 15; thence along the Northerly line of said subdivision, North 09 degrees 34' 45" East 329.42 feet and North 74 degrees 05' 45" East 573.78 feet to a fence corner; thence along the fence lines to be the property lines the following courses; North 08 degrees 53' 25" West 567.07 feet, North 85 degrees 27' 50" West 143.46 feet, North 77 degrees 32' 10" West 293.55 feet, North 55 degrees 21' 40" West 218.14 feet, South 71 degrees 16' 20" West 100.40 feet and South 67 degrees 57' 45" West 104 feet, more or less, to the Westerly line of said Lot 7; thence Southerly along the Westerly lines of said Government Lots 7 and 15, 849 feet, more or less, to the point of beginning, with bearings based on said Williamson River Estates.

PARCEL 2:

A parcel of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 5, Block 3, Williamson River Estates; thence Southwesterly along the Southerly boundary of said subdivision to the Southwest corner of Lot 6, Block 2; thence South along the Easterly line of Lot 17 to the Northerly line of the Williamson River; thence Northerly along said line to a point that would intersect the Easterly line of said Lot 5 if extended Southerly; thence Northerly along said line to the point of beginning.

PARCEL 3:

That certain one foot street plug along the North boundary of Crawford Way of WILLIAMSON RIVER ESTATES, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss. =

Filed for record at request of Neal Buchanan the 26TH day
of March A.D., 19 93 at 2:27 o'clock P. M., and duly recorded in Vol. M93
of Mortgages on Page 6180.

FEE \$20.00

Evelyn Biehn, County Clerk
By Annette Mueller