

NO RECORD

10-18-93

Doc. #69842

Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described 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 the grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations 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 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on March 14, 1994, at the following place: Front entry to Aspen Title & Escrow, INC located at 525 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

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 real property hereinabove described 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 AND LAST KNOWN ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
Brian H. Littleton & Dorothy J. Littleton 2252 Vine Street, Klamath Falls, Oregon 97601	Grantor
Internal Revenue Service, Special Assets Department P.O. Box 3550, Portland, Oregon 97208	Federal Tax Lien
High Tech Diesel, INC 600 Walnut Street, Klamath Falls, Oregon 97601	Judgement Creditor
Klamath County Tax Collector 305 Main Street, Klamath Falls, Oregon 97601	Personal Property Tax Lien

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 the 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 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 OCTOBER 18, 1993
BY Andrew A. Patterson
Successor Trustee ~~Benjamin~~ (state which)

STATE OF OREGON, County of Oregon ss.
This instrument was acknowledged before me on _____, 19____,
by _____
This instrument was acknowledged before me on October 18, 1993,
by Andrew A. Patterson
as Assistant Secretary
of Aspen Title & Escrow, Inc

Carol Johnson
Notary Public for Oregon
My commission expires 1-15-94

EXHIBIT "A"

A parcel of land situate in the N 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section corner common to section 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89 degrees 44 1/2' West along the center line of said roadway, 879.4 feet to a point in the West boundary of said Section 11, and North 0 degrees 13 1/2' West along the section line 1662.5 feet; thence running North 89 degrees 44 1/2' East along the center line of above mentioned roadway, a distance of 135.0 feet; thence North 0 degrees 7' West, 331.75 feet, more or less, to a point on the Northerly boundary of said N 1/2 SW 1/4 NW 1/4 of said Section 11; thence South 89 degrees 47' West along said boundary line 135.0 feet; thence South 0 degrees 07' East, 331.85 feet, more or less, to the point of beginning,

CODE 41 MAP 3909-11BC TL 600

EXHIBIT "B"

Balance of monthly installments of \$483.05 due for the months of December of 1990 and monthly installments of \$483.05 to present and subsequent installments of like amounts; and subsequent amounts for assessments and taxes due under the terms and provisions of the Note and Trust Deed recorded on October 19, 1990 in Volume M90 Page 19863 also a second Note and Trust Deed dated September 19, 1990 recorded on October 1, 1990 in Volume M90 Page 19866 in the amount of \$9,000.00 at the rate of eleven (11.0) percent per annum due and payable on March 28, 1991 and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

EXHIBIT "C"

Note and Trust Deed dated September 19, 1990 and recorded on October 1, 1990 in the amount of \$42,500.00 plus interest and late charges thereon from December 28, 1990 at the rate of eleven (11.0) percent per annum until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed. Also a second Note and Trust Deed dated September 19, 1990 and recorded on October 1, 1990 in the amount of \$9,000.00 plus interest at the rate of eleven (11.0) percent per annum all due and payable on March 28, 1991 and all sums expended by the Beneficiary pursuant to the terms and provisions of said Note and Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 18th day
of Oct. A.D., 19 93 at 10:35 o'clock A M., and duly recorded in Vol. M93,
of Mortgages on Page 27145.

Evelyn Biehn - County Clerk

FEE \$30.00

By Douglas Mullendore