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10-10-94A10:06 RCVD

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94-11443

K-46780

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Daniel L. Page and Pamela J. Page, as tenants by the entirety as grantor, to Transamerica Title Insurance Company, as Trustee, in favor of Equitable Savings and Loan Association, an Oregon Corporation as Beneficiary, dated July 5, 1978, recorded July 10, 1978, in the mortgage records of Klamath County, Oregon, in Book No. M-78 at Page 14671, beneficial interest having been assigned to Bankers Trust Company of California, N.A., as Trustee for RTC Series 1992-17 as receiver for the Benjamin Franklin Federal Savings and Loan Association, covering the following described real property:

Lot 17, Block 107, BUENA VISTA ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon
COMMONLY KNOWN AS: 890 California Avenue, Klamath Falls, OR 97601

According to the current beneficiary's records, the indebtedness is owed by Michael D. Crutchfield.

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:

Monthly payments in the sum of \$373.89 from February 1, 1994 through June 30, 1994 and \$287.29 from July 1, 1994, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$19,019.77, together with interest thereon at the rate of 12.75% per annum from January 1, 1994 together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 9, 1994 at the hour of 10:00 o'clock A.M., in accord with the standard time established by ORS 187.110, at the main entrance of the Klamath County Jail located at 3201 Vandenberg Road 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 has or had power to convey at the time of the execution of 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 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 obligations 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.

KELLY D. SUTHERLAND
Successor Trustee

By: 

Dated 6/8/94

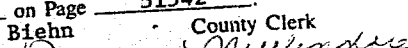
State of Oregon, County of Multnomah ss:

I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale

SHAPIRO & KREISMAN
522 SW 5th Avenue
Suite 825
Portland, Oregon 97204
(503) 241-0772

Lender Loan #: 421331

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 10th day
of Oct A.D., 19 94 at 10:06 o'clock A M., and duly recorded in Vol. M94
of Mortgages on Page 31542
Evelyn Biehn County Clerk
By 

FEE \$15.00