

94600

**TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER TERMS OF TRUST DEED**

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor:	JEFFREY A. McLEAN and BARBARA L. McLEAN
Trustee:	U.S. BANK OF WASHINGTON, NATIONAL ASSOCIATION
Successor Trustee:	MICHAEL C. AROLA
Beneficiary:	OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, assignee of U.S. Bancorp Mortgage Company

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

As described on the attached Exhibit A.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: November 9, 1992
Volume M92, Page 26478
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$337.00 each, due the first of each month, for the months of March, 1994 through February, 1995; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$34,394.74 plus interest at the rate of 7.625% per annum from February 1, 1994; plus late charges of \$241.18; plus advances in the amount of \$638.62.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed.

7. TIME OF SALE.

Date: June 22, 1995
Time: 10:00 a.m. as established by ORS 187.110
Place: Front of the United States Post Office, 317 S. 7th Avenue, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

DATED: February 7, 1995.

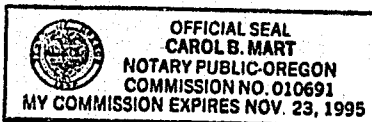
STATE OF OREGON)
) ss.
COUNTY OF LANE)

Michael C. Arola
Michael C. Arola, Successor Trustee

The foregoing instrument was acknowledged before me on February 7, 1995, by MICHAEL C. AROLA.

AFTER RECORDING RETURN TO:
Hershner, Hunter, Moulton,
Andrews & Neill
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

Carol B. Mart
Notary Public for Oregon
My Commission Expires: 11-23-95



The following described real property situate in Klamath County, Oregon:

A tract of land situate in Lot 63 of Fairacres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 63; thence North 178.4 feet to the point of beginning; thence West 100.0 feet; thence North 100.0 feet; thence East to the East line of said Lot 63; thence South 100.0 feet to the Southeast corner of the property herein described:

Excepting therefrom the Easterly 5 feet of said property acquired by Klamath County for the widening of Homedale Road, recorded in Volume 349 page 511, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co
 of Feb A.D., 19 95 at 3:23 o'clock P M., and duly recorded in Vol. M95
Mortgages on Page 2828
 Bernetha G. Letsch
 By Dorothy M. Anderson County Clerk

FEE \$15.00

EXHIBIT A