

STATE OF OREGON,
COUNTY OF KLAMATH

05-19-95 11:07 RCVD
I, Sarah Parsons, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL # 7233

TRUSTEE'S NOTICE OF SALE

a printed copy of which is hereto
annexed, was published in the entire
issue of said newspaper for FOUR

(4 insertions) in the following issues:

APRIL 13, 20, 27, 1995

MAY 4, 1995

Total Cost: \$530.88

Sarah L. Parsons

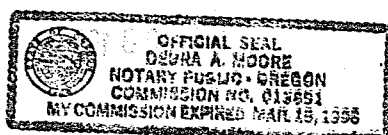
Subscribed and sworn to before me this FOURTHday of MAY 19 95

Debra A. Moore

Notary Public of Oregon

My commission expires

3-15 19 96

TRUSTEE'S NOTICE
OF SALE

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:

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.

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 \$241.16; plus advances in the amount of \$636.62.

6. ELECTION TO SELL: The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE.

Date: June 22, 1995

Time: 10:00 a.m. as established by ORS 86.753.

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.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (503) 686-8511. DATED: February 7, 1995.

/s/MICHAEL C. AROLA
Successor Trustee
HERSHNER, HUNTER, MOULTON, ANDREWS & NEILL
P.O. Box 1475
Eugene, OR 97440
#7233 April 13, 20, 27, 1995 May 4, 1995

AFTER RECORDING RETURN TO:

Hershner, Hunter, et al
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 19th day
of May A.D., 19 95 at 11:07 o'clock A M., and duly recorded in Vol. M95
of Mortgages on Page 13113

FEE \$10.00

Bernetha G. Zetsch, County Clerk

By Debra A. Moore