

Reference is made to that certain trust deed made by Stacy I. Danaher, a Single Woman, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Plaza Mortgage Inc., an Oregon Corporation, which was assigned to Norwest Mortgage, Inc. under Volume 96, page 30255, as beneficiary, dated 12/1/93, recorded 12/10/93, in the mortgage records of Klamath County, Oregon, in M93, Page 32902, covering the following described real property situated in said county and state, to wit:

Lot 480, Block 114, Mills Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

PROPERTY ADDRESS: 2257 Vine Avenue, Klamath Falls, OR 97601

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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 of \$420.22 beginning 04/01/96 and \$533.38 beginning 03/01/97; plus late charges of \$16.81 each month beginning 04/16/96 and \$21.34 each month beginning 03/16/97; plus prior accrued late charges of \$0.00; plus escrow advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$43,753.32 with interest thereon at the rate of 8.00% percent per annum beginning 03/01/96; plus late charges of \$16.81 each month beginning 04/16/96 and \$21.34 each month beginning 03/16/97 until paid; plus prior accrued late charges of \$0.00; plus escrow advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 18, 1997 at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the following place: the inside main lobby of the Klamath County Courthouse, 317 South 7<sup>th</sup> Street, 2<sup>nd</sup> Floor, 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 described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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.

97 JUN 27 P3:45

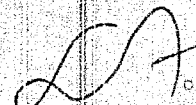
20204

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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED

3/3

1997



David E. Fennell -- Trustee

For further information, please contact:

Vonnie M. Nave  
ROUTH CRABTREE & FENNELL  
1750 - 112TH AVENUE NE, SUITE D-151  
BELLEVUE, WA 98004  
(206) 453-5055

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

David E. Fennell -- Trustee

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE**

AFFIDAVIT OF NON-OCCUPANCY

20205

STATE OF OREGON     )  
                                  ) ss.  
County of Jackson     )

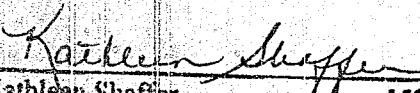
I, Kathleen Shaffer, being first duly sworn, depose and say:

That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of the State of Oregon. I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

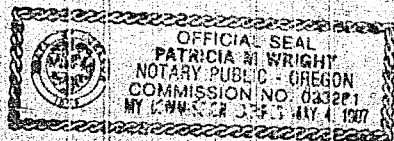
That on the 18<sup>th</sup> day of March, 1997, after personal inspection, I found the following described real property to be unoccupied:

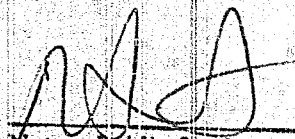
Lot 480, Block 114, Mills Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Commonly known as:     2257 Vine Avenue  
                                  Klamath Falls, Oregon 97601

  
Kathleen Shaffer     153051

SUBSCRIBED AND SWORN to before me this 25 day of MARCH, 1997.



  
\_\_\_\_\_  
Notary Public for Oregon

## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, being first duly sworn, depose and say and certify that:

At all times hereinafter mentioned, I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known address, to-wit:

NAME	ADDRESS
Stacy I. Danaher,	2257 Vine Avenue, Kianath Falls, OR 97601
Sound Home Improvement Company,	411 Fawcett Avenue South, Tacoma, WA 98402
Check Central of Oregon, Inc., c/o Jeffrey I. Hasson, Attorney at Law,	7931 N.E. Halsey Street, Suite 302, Portland, OR 97213
Southern Oregon Credit Service,	P.O. Box 4070, Medford, OR 97501

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by DAVID E. FENNELL, attorney for the trustee named in said notice, each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Bellevue, Washington, on 3/13/97. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before me on 3/13, 1997, by Tuan Ngo

Notary Public for Washington

Residing at Bellevue

My commission expires: 5/4/97

## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Stacy E. Danaher, a Single Woman  
Grantor

to  
DAVID E. FENNELL  
Trustee

File No. 7075.20166/Danaher

YVONNE M. NAVE  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
MY COMMISSION EXPIRES 5-04-01

After recording return to:

ROUTH CRABTREE & FENNELL  
1750 - 11TH AVENUE NE, SUITE 1-151  
BELLEVUE, WA 98004



Received

JUN 24 1997

South Crabtree &amp; Fennell

STATE OF OREGON,  
COUNTY OF KLAMATH

I, Julie Hughes, 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 in general circulation, as  
defined by Chapter 193 ORS, printed and  
published at Klamath Falls in the  
aforesaid county and state; that the

LEGAL #9488

TRUSTEE'S NOTICE.....

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

( 4 ) insertion(s) in the following issues:

MAY 29

JUNE 5/12/19, 1997

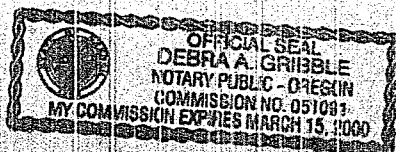
Total Cost: \$657.28

Subscribed and sworn before me this 19TH  
day of JUNE 19 97

Debra A. Grubbe

Notary Public of Oregon

My commission expires 3 15 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day  
of June A.D., 1997 at 3:45 o'clock P.M., and duly recorded in Vol. M97  
of Mortgages on Page 20203

FEE \$15.00

By Bernetha G. Letsch, County Clerk  
Kathleen Koss

## Affidavit of Publication

TRUSTEE'S NOTICE: This deed was recorded in the County of Klamath, Oregon, on July 18, 1997, at the hour of 10:00 o'clock, A.M., in accordance with the standard of time established by ORS 187.112, at the following place: the inside main lobby of the Klamath County Courthouse, 217 South 7th Street, 2nd Floor, in the City of Klamath Falls, County of Klamath, State of Oregon. 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 of the said deed, together with any interest which the grantor's successors in interest acquired after the execution of the trust deed, plus escrow advance of the trust deed, together with any other default charges of \$16.81 each month beginning 04/15/97, and \$21.34 each month beginning 03/15/97, plus late charges of \$6.00 per month beginning 03/15/97, plus escrow advance of \$0.00 together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will, on July 18, 1997, at the hour of 10:00 o'clock, A.M., in accordance with the standard of time established by ORS 187.112, the performance which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: March 2, 1997  
s/ David E. Fennell  
Trustee

For further information, please contact:  
David M. Hove  
SOUTH CRABTREE & FENNELLS  
1750 112TH AVENUE  
NE, SUITE D-151  
BELLEVUE, WA 98004  
(206) 453-5555  
State of Washington,  
County of King) as:

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.

s/ David E. Fennell  
Trustee

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTED: MAY 19, 1997  
JUL 12 1997