

46811

NOV 10 1997

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AFTER RECORDING

RETURN TO:

Evans, Freeby & Jennings, LLP
280 Court St. NE
Salem, OR 97301

PROOF OF SERVICE
TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Deschutes) ss.

I, Ella Newton, hereby certify that I am a competent resident of the State of Oregon, over the age of 18 years and not a party to, employee of, nor an attorney in the above entitled cause, and that I served the; Trustee's Notice of Sale, on the below stated person in the following manner;

PERSONAL SERVICE upon, CARY JOHNSTON

SUBSTITUTED SERVICE upon, LISA JOHNSTON, by delivery to,
Cary Johnston, who is a person over 14 years of age who resides
at the defendant's place of abode at which defendant was absent therefrom.

Date of Service: 7-2-97

Time of Service: 9:40 a.m.

Address of Service: H.C. 32, Box 327, Gilchrist, OR 97737

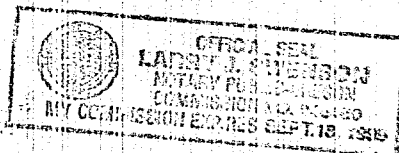
I further certify that the person, firm or corporation is to the best of my knowledge the same as named in the action.

TLP# 116032

Subscribed and sworn to before me
this 3rd day of July, 1997.

Ella Newton

[Signature]
Notary Public for Oregon at Bend



Transerv Legal Process (503) 299-6238
310 S.W. 4th Ave., #200, Portland, OR 97204

TRUSTEE'S NOTICE OF SALE

33507

Pursuant to ORS 88.745, the following information is provided:

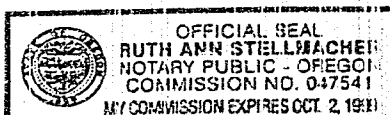
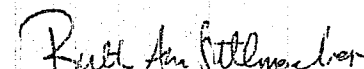
1. **PARTIES:** Jim L. Turner, Grantor
Klamath County Title Company, Trustee; Jay T. Jennings, Successor Trustee;
West One Bank, Oregon S.B., Beneficiary; Norwest Mortgage, Inc., Successor in Interest to Beneficiary
2. **DESCRIPTION OF PROPERTY:**
Lot 2, Block 19, SECOND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
HC32 Box 327 Gillet St, OR 97731 Tax Account No. 2309-013C0-08200
3. **RECORDING:** The Trust Deed was recorded February 7, 1996, in Volume M96, Page 3594, and re-recorded on March 28, 1996 in Volume M96, Page 8678, of the Mortgage Records of Klamath County, Oregon; Assignment of the beneficial interest was recorded November 25, 1996, in Volume M96, Page 36978, Klamath County, Oregon; Successor Trustee was appointed by instrument dated June 6, 1997, recorded in Klamath County Mortgage Records on June 17, 1997, in Volume M97, Page 18632; a Notice of Default and Election to Sell and to foreclose was recorded on June 19, 1997, in Volume M97, Page 19011, of said Mortgage Records, reference thereto hereby being expressly made.
4. **DEFAULT:** Grantor failed to pay delinquent installments of \$543.58 beginning on January 1, 1997 through February 1, 1997 and adjusting to \$540.00 on March 1, 1997, and the same amount due on the 1st day of each month thereafter; plus late charges accrued through May, 1997 in the sum of \$130.34 and accruing thereafter at the rate of \$21.74 per month when payments are not received by the 15th; plus other recoverable costs in the sum of \$125.00 and costs and recoverable corporate advances accruing in the future.
5. **AMOUNT DUE:** Unpaid principal balance of \$66,416.76, plus interest thereon at 6.0% per annum from December 1, 1996 until paid; plus late charges accrued through May, 1997 in the sum of \$130.34 and accruing thereafter at the rate of \$21.74 per month when payments are not received by the 15th; plus other recoverable costs in the sum of \$125.00 and costs and recoverable corporate advances accruing in the future; plus amounts advanced from escrow in the sum of \$87.77 and amounts advanced in the future.
6. **ELECTION:** Based on the default set forth herein, the Successor Trustee, at the direction of the Beneficiary, has and now elects to sell the property to satisfy the obligation set forth above.
7. **SALE:** Date: October 31, 1997; Time: 11:00 o'clock, a.m.
Place: On the front steps of the Klamath County Courthouse, located at 316 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon.
8. **RIGHT TO REINSTATE:** Any person named in ORS 88.753 has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees, and by curing any other default complained of in the Notice of Default, at any time prior to five days before the date the Successor Trustee conducts the sale.

DATED this 26th day of June, 1997.

 Jay T. Jennings Successor Trustee

STATE OF OREGON County of Marion) ss.

Personally appeared the above named Jay T. Jennings, Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.



 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 02-02-98

Any questions regarding this matter should be directed to Ruth Ann Stellmacher, Legal Assistant, (503) 588-5670.

By Bethelina G. Letsch Coun