

Reference is made to that certain trust deed made by JEFFREY WAYNE MCCONNELL, SR., as grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY as trustee, in favor of JIM FEND, as beneficiary, dated JULY 14, 1992, recorded JULY 30, 1992, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M92 at page 16972, covering the following described real property situated in said county and state, to-wit:

The NE $\frac{1}{4}$  of Section 2, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM THE SE $\frac{1}{4}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 2.

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:

Payment of not less than \$150.00 per month from June 30, 1996, through and including July 30, 1997, until paid, for a total sum of \$2,100.00 plus interest and subsequent installments of like amounts; subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

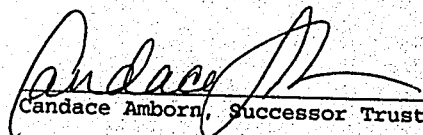
By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$5,508.32 plus interest and late charges from June 30, 1996, at 9% per annum until paid and all sums expended by the beneficiary pursuant to the terms and provisions of the Note and Trust Deed, plus any and all property taxes owing.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 19, 1997, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the offices of Douglas V. Osborne & Associates, 439 Pine Street 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 had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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.

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: August 15, 1997.

  
Candace Amborn, Successor Trustee

State of Oregon, County of Klamath) ss.

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

Candace Amborn, Successor Trustee

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

SERVE:

Diana G. Knight  
28151 Columbia Drive  
P.O. Box 251  
Beatty, OR 97621

Jeffrey Wayne McConnell, Sr.  
349 McClean St.  
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 12th day  
of December \_\_\_\_\_ A.D., 19 97 at 2:32 o'clock P. M., and duly recorded in Vol. M97  
of Mortgages \_\_\_\_\_ on Page 40479

FEE \$15.00

By Bernetha G. Leisch Bernetha G. Leisch, County Clerk