

AFTER RECORDING
RETURN TO:
Michael J. Bird
P.O. Box 1249
Grants Pass, OR
97528-0311

TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: JAMES D. GORTON and LILA L. GORTON

Trustee: JOSEPHINE-CRATER TITLE COMPANY,
an Oregon corporation

Successor Trustee: MICHAEL J. BIRD

Beneficiary: FLOYD McCURDY

2. Property covered by the trust deed:

Beginning at a point on the Southeasterly line of Lot 14 in Block 76 of Buena Vista Addition to Klamath Falls, Oregon, which is North 55°38' East 107 feet from the most Southerly corner of said lot; thence North 55°38' East 36 feet along the Southeasterly line of said lot; thence North 35°11' West 66.45 feet; thence South 47°32' West 11.6 feet; thence South 45°38' East 1.79 feet; thence South 41°27' West 29.85 feet; thence South 39°20' East 56.1 feet to the point of beginning, being a portion of Lot 14, Block 76, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (Account #3809-029BD-05800, Key No. R213147, Code 001)

Property Address:

925 Addison Street
Klamath Falls, Oregon

3. The trust deed was dated September 23, 1996, and recorded on October 1, 1996, in Volume M96, at Page 31166, Mortgage Records of Klamath County, Oregon.

4. Default for which foreclosure is made is failure to pay the following:

(a) Monthly payments of \$291.67 each commencing December 30, 1996, and thereafter.

(b) Unpaid late penalty charge of \$58.32, plus 5% on each monthly payment thereafter not made within 15 days of due date.

(c) 1996-97 delinquent real property taxes, plus interest thereon.

5. The sums owing on the obligation secured by the trust deed is:

(a) The principal sum of \$25,000, with interest thereon at the rate of 14.000 percent per annum beginning 11/30/96 until paid.

(b) Unpaid late penalty charge of \$58.32, plus 5% on each monthly payment thereafter not made within 15 days of due date.

(c) 1996-97 real property taxes, plus interest thereon.

(d) Two (2) months interest if a foreclosure is initiated.

(e) 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 beneficiary's interest therein.

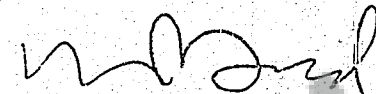
6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of default was recorded in Volume M97, at Page 18877, Mortgage Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on January 15, 1998, at 10:00 o'clock, A.M., standard time as established by ORS 137.110, at the front steps of Klamath County Title Company, 422 Main, Klamath Falls, Klamath County, Oregon.

8. Interested persons are notified of the right under ORS 86.753 to have this 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, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice, at any time prior to five (5) days before the date the successor trustee conducts the sale.

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

DATED this 23rd day of June, 1997.



MICHAEL J. BIRD, SUCCESSOR TRUSTEE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 12th day
of January A.D., 19 98 at 3:15 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 937

FEE \$25.00

By Bernetha G. Letch, County Clerk
Kathleen Ross