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STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

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K-5196  
TRUSTEE'S NOTICE OF SALEVol. m98 Page 7040Reference is made to that certain trust deed made by Steve V. Sorensen and Sharon L. Sorensen

Klamath County Title Company, as grantor, to  
 in favor of Edward C. Dore, Jeanne M. Dore and Rose J. Young, as trustee,  
 dated January 24, 1979, recorded January 24, 1979, in the mortgage records of  
Klamath County, Oregon, in book 22130 page No. M79, at page 2108, or  
 as fee/file/instrument/microfilm/reception No. 61646 (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

Lot 51 in Block 3 of Mountain Lakes Homesites, Tract 1017, according  
 to the official plat thereof on file in the office of the County  
 Clerk of Klamath County, Oregon

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 de-  
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

The sum of \$3203.53 plus interest from 10/28/97 at the rate of 9% per annum  
 1996-97 Property Taxes in the amount of \$36.88, plus interest, if any.

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:

Same as above.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 24, 1998,  
 at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at  
the office of Robert D. Boivin, 110 North 6th 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 per-  
 formance 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 October 30, 1997.

Robert D. Boivin  
 Robert D. Boivin

Successor Trustee

State of Oregon, County of Klamath, ss:

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.

Return: Boivin, Jones  
110 N. 6th St

Klamath Falls, Or 97601

Attorney for said 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:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 4th day  
 of March A.D., 19 98 at 2:56 o'clock P. M., and duly recorded in Vol. M98,  
 of Mortgages on Page 7040.

FEE \$10.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross