59578

MTC 43279

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Russell G. Parker and Olga Parker, husband and wife, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of Peoples Mortgage Company, a Washington corporation, as beneficiary, dated 9/15/78, recorded 9/25/78, in the mortgage records of Klamath County, Oregon, in Volume: M78, Page: 21216 and subsequently assigned to Source One Mortgage Services Corp. by Assignment recorded as Volume: M94, Page: 2798, covering the following described real property situated in said county and state, to wit:

Lot 8, Block 45, First Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

PROPERTY ADDRESS: 621 Washington Street
Klamath Falls, OR 97601-2940

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 $376.00 beginning 7/1/97; plus late charges of $14.28 each month beginning 7/16/97; plus prior accrued late charges of $69.14; plus 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: $3,285.95 with interest thereon at the rate of 9.5 percent per annum beginning 6/1/97; plus late charges of $14.28 each month beginning 7/16/97 until paid; plus prior accrued late charges of $69.14; plus 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 6/12/98 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: inside the 2nd floor lobby of the Klamath County Courthouse, 317 South 7th 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 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.

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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 February 3 , 19 93

David E. Fennell -- Trustee

For further information, please contact:

Deborah S. Mendenhall
ROUTH CRABTREE & FENNELL
PO Box 4143
Bellevue, WA 98009-4143
(425) 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

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____ Amerititle _____ the ___ 10th ___ day
of ___ June ___ A.D., 19 98 at 3:43 o'clock P. M., and duly recorded in Vol. M98 ,
of ___ Mortgages ___ on Page 19867 .
Bernetha G. Letsch, County Clerk
FEE $15.00 By Kathlim Krus