

63-191

MTG 43534
TRUSTEE'S NOTICE OF SALE

Vol 198 Page 28775

Reference is made to that certain trust deed made by

Jef. C. Cole

Mountain Title Company of Klamath County, as grantor, to
in favor of Stephen M. Salata and Doris M. Salata, husband and wife, as trustee,
or the survivor thereof (see reverse side for continuation)
dated February 2, 1993, recorded March 11, 1993, in the mortgage records of
Klamath County, Oregon, in Book 451/volume No. M93 at page 5017,
as fee/file/instrument/microfilm/reception No. n/a (indicate which), covering the following described real
property situated in said county and state, to-wit:

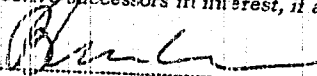
Lots 1 and 2 in Block 3 of SECOND ADDITION TO CHILOQUIN, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

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: delinquent
installments of \$319.32, each, for the months of 9/4/95, 4/4/97, 9/4/97,
10/4/97, 11/4/97, 12/4/97, 1/4/98, 2/4/98, and 3/4/98; delinquent taxes
of \$339.22, plus interest, for fiscal year 1996-97, and \$308.43, plus
interest, for fiscal year 1997-98.

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: \$23,573.05, plus interest
at the rate of 8% per year from August 4, 1997, until paid; plus
delinquent taxes in the sum of \$339.22, plus interest, for fiscal year
1996-97; and \$308.43, plus interest, for the fiscal year 1997-98.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 19, 1998,
at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
front steps of Klamath Falls Post Office, 317 S. 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 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 86.755 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 of 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 April 10, 1998


BLAIR M. HENDERSON

Successor Trustee

State of Oregon, County of

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.

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to
ORS 86.740 or ORS 35.750(1), fill in opposite
the name and address of party to be served.

NOTE: AFTER RECORDING, RETURN TO:
BLAIR M. HENDERSON, ATTORNEY
426 MAIN STREET
KLAMATH FALLS, OR 97601

The beneficial interest under said Trust Deed was assigned by instrument recorded October 19, 1993, volume M93, page 27410, Microfilm Records of Klamath County, Oregon, from Stephen M. Salata and Doris M. Salata, to Ortha L. Simons and Irene M. Simons, Trustees under Agreement dated May 21, 1990; and

The beneficial interest under said Trust Deed was assigned by instrument recorded January 9, 1996, Volume M96, page 716, Microfilm Records of Klamath County, Oregon, from Ortha L. Simons and Irene M. Simons, Trustees under Agreement dated May 21, 1990, to Stephen M. Salata and Doris M. Salata.

**TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY**

Re: Trust Deed from
Jeff C. Cole

To Grantor
Mountain Title Company of
Klamath County, Trustee
Blair M. Henderson,
Successor Trustee
Att: recording, return to (Name, Address, Zip):
Blair M. Henderson, Attorney
426 Main Street
Klamath Falls, OR 97601
(541) 884-7731

SPACE RESERVED
FOR
RECORDER'S USE

28777
STATE OF OREGON,
County of _____ } ss.
I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____
Records of said County.
Witness my hand and seal of County
affixed.

NAME _____ TITLE _____

By _____, Deputy.

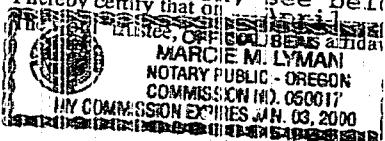
STATE OF OREGON,
County of Klamath ss.

I, Blair M. Henderson
being first duly sworn, depose, say and certify that:
I am the successor trustee in that certain trust deed executed and delivered by
Jeff C. Cole Mountain Title Company of Klamath County* as grantor, to
Stephen M. Salata and Doris M. Salata, husband and wife, ** as trustee,
in favor of Stephen M. Salata and Doris M. Salata, husband and wife, ** as beneficiary,
dated February 2, 1993, recorded March 11, 1993, in the Records of
Klamath County, Oregon, in Volume M93, at page 5017, and/or as
fee/file/instrument/microfilm/reception No. 271 (indicate which), covering the following described real property
situated in the above-mentioned county and state, to-wit:

Lots 1 and 2 in Block 3 of SECOND ADDITION TO CHILOQUIN, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

*Blair M. Henderson was appointed as successor trustee, dated March 2,
1998, and recorded March 16, 1998, in Volume M96, Page 8343, in Records
of Klamath County, Oregon.

**or the survivor thereof. The beneficial interest under said Trust Deed
was assigned by instrument recorded October 19, 1993, Volume M93, Page 27410,
Microfilm Records of Klamath County, Oregon, from Stephen M. Salata and
Doris M. Salata, to Ortha L. Simons and Irene M. Simons, Trustees under
Agreement dated May 21, 1990; and the beneficial interest under said Trust
Deed was assigned by instrument recorded January 9, 1996, Volume M96, page
716, Microfilm Records of Klamath County, Oregon, from Ortha L. Simons and
(for continuation, see below) _____, 1998, the above described real property was not occupied.
I hereby certify that on _____, 1998, the above described real property was not occupied.
_____ means any successor trustee to the trustee named in the trust deed described above.



Blair M. Henderson, Successor Trustee

(cont.) Irene M. Simons, Trustees
under Agreement dated May 21,
1990, to Stephen M. Salata and
Doris M. Salata.

Notary Public for Oregon
My commission expires January 3, 2000

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of _____
of August A.D. 1998 at 9:21 o'clock A.M., and duly recorded in Vol. M98
of _____ Mortgages on Page 28775

TEE \$20.00

By Bernetha G. Letsch, County Clerk