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TRUSTEE'S MUNICE OF SALE

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Relevence is made to that certain trust feed made by Jeff C. Colle

Mountain Title Company of Klamath County, as grantor, to Klamath County, Oregon, in Kots As d /volume No. M93 at page 5017 , or as lee/file/instrument/microfilm/reception No.____n/a____(indicate which), covering the following described real property situated in usid county and stats, 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 sull the said real property to satisfy the obligations secured by said trust deed and a notice of difault has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is gran or'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 beneficiant has declared all sums owing on the obligation secured by said trust dead 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.

at the hour of _10:00 ______ o'clock, .h. M. in accord with the standard of time established by ORS 187.110, at front_steps_of_Klamath_Falls_Fost_Office._317_S._7th_Street in the City of _______ Klamath_Falls, County of ______ Klamath_____, Stare 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 to 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 cleed, 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 unccessors in interest, if any.

DAI	ED April 6		Kn-	
		······································	BIAIR M. HENDERSON	
4			Successor Zaute	

Stute of Oregon, County of -----.50:

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.

Trustee

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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

28780

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.