

AFTER RECORDING RETURN TO:

Valerie T. Auerbach [OLB]
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

'98 AUG 28 P 3:39

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to a certain trust deed ("Trust Deed") made, as follows:

Trust Deed dated September 4, 1996, by Rebecca Klise, as grantor, to AmeriTitle, as trustee, in favor of Stephen King and Cathy King, or the survivor thereof, as beneficiary, recorded on September 12, 1996, in Volume M96, Page 28797, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Trust Deed was assigned by numerous assignments, the most recent of which was assigned to Western United Life Assurance Company. The assignment recorded September 12, 1996, in Volume M96, Page 28802, in the mortgage records of Klamath County, Oregon.

The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

Lot 4, Block 212, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The real property is commonly known as: 2126 Reclamation Ave., Klamath Falls, OR 97601.

There are defaults by the grantor or other person owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions therein which authorize sale in the event of default of such provision; the defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Arrearage in the sum of \$5,261.75 as of August 24, 1998, plus additional payments, property expenditures, taxes, liens, assessments, insurance, attorney's and trustee's fees and costs, and interest due at the time of reinstatement or sale.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

Payoff in the sum of \$49,281.75 as of August 24, 1998, plus taxes, liens, assessments, property expenditures, insurance, accruing interest, attorney's and trustee's fees and costs incurred by beneficiary or its assigns.

Notice hereby is given that the beneficiary and trustee, by reason of said defaults, have elected and do hereby elect to foreclose said Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the above-described Property which the grantor had, or had the power to convey, at the time of the execution by grantor of the Trust Deed, together with any interest the grantor or grantor's successor

31745

in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 o'clock, a.m., in accord with the standard of time established by ORS 187.110 on January 5, 1999, at the following place: Lobby of AmeriTitle, 222 South Sixth Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

Other than as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the Property subsequent to the interest of the trustee in the Trust Deed, or of any successor in interest to the grantor or of any lessees or other persons in possession of or occupying the Property.

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 and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligations or Trust Deed, and in addition to paying said sum or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligations 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 each and every grantor, any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Deeds of Trust, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

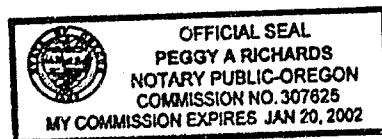
THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

DATED: August 26 1998.

Valerie T. Auerbach
Valerie T. Auerbach, Successor Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on August 26, 1998, by Valerie T. Auerbach.



Peggy A. Richards

Notary Public for Oregon

My Commission Expires: 1/20/02

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____ the 28th day
of August A.D., 19 98 at 3:39 o'clock P M., and duly recorded in Vol. M98
of Mortgages on Page 31744.

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross