

66192

'98 SEP 11 P3:53

Vol M98 Page 33696

AFTER RECORDING RETURN TO:

Valerie T. Auerbach, Trustee (DL)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

ATC 04047453

RECORDING COVER PAGE

Document Being Recorded: AFFIDAVIT OF PUBLICATION

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

Trust Deed dated December 4, 1996, by Michael Homer Blue, as "grantor," to AmeriTitle, an Oregon corporation, as trustee, in favor of Western Homes, Inc. an Oregon corporation as to an undivided one-half interest and Glenn G. Justus and Joanna L. Justus, as tenants by the entirety, as to an undivided one-half interest, as beneficiary, recorded on December 12, 1996, in Volume M96, Page 38670, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned to Western United Life Assurance Company by assignment recorded December 12, 1996, Volume M96, Page 38677, Recorder's No. 29846, of said Records.

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

See Exhibit A attached hereto and incorporated herein by this reference.

The real property is commonly known as: 89 Del Fatti Lane, Klamath Falls, OR 97603.

The attached document is being recorded in connection with a pending foreclosure.

Affidavit of Publication

33697

STATE OF OREGON,
COUNTY OF KLAMATH

I, Julie Hughes, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #1578

TRUSTEE'S NOTICE.....

a printed copy of _____
_____ eto annexed,
_____ ie of said _____

A Page _____

ng issues: _____

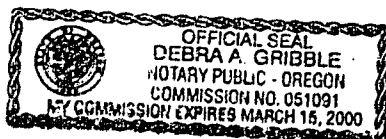
Total Cost: \$780.00

Subscribed and sworn before me this 23RD
day of AUGUST 1998

Debra A. Gribble

Notary Public of Oregon

My commission expires 3-15 2000



TRUSTEE'S NOTICE: Norm 89 degrees 42 1/2' hereby is given that the
OF SALE East 344.82 feet along undersigned trustee will
Reference is made to a said section line to the on September 15, 1998,
certified trust deed true point of beginning at the hour of 10:00
("Trust Deed") made of this description: o'clock, a.m., in accord
as follows: thence North 36 de- with the standard time
Trust Deed dated De- pree 49 1/2' East 163.03 established by ORS
cember 04, 1995, by feet more or less, to a 187.110, at the following
Michael Homer Blue point in a line parallel place: Main entrance
as grantor to Amari with and 130.00 feet dis- to Aspen Title & Es-
tion, as trustee in North 89 degrees 42 1/2' of Klamath Falls, County
favor of Western Section line, thence Klamath, State of Or-
Homes, Inc., an Oregon corporation as to an un- East along said parallel
corporation as to an un- East along said parallel line to the highest bid-
divided one-half inter- line 74.32 feet; thence der for cash the inter-
est and Glenn G. Justus, South 0 degrees 17 1/2' est in the above de-
and Joanna L. Justus, East 130.00 feet, more- scried Property,
as tenants by the 2nd or less, to a point in the which the grantor had
directly, as to an undivided said section line; or had power to convey
ed one-half interest, as thence South 89 de- at the time of the ex-
beneficiary; recorded gree 42 1/2' West along cution by grantor of the
in December 12, 1996, the said section line said Trust Deed, to-
in Volume M96, Page 172.70 feet; more or which with any interest
38470, Recorder's No. 29846, to the said point of which the grantor or
29844, in the mortgage beginning records of Klamath The real property is grantor's successors in
County, Oregon. The commonly known as: Interest acquired after
beneficial interest un- 89 Del Fatti Lane, Klamath Falls, OR 97603. Trust Deed, to satisfy
der, said Deed of Trust math Falls, OR 97603. the obligations thereby
was assigned to West- There are defaults by secured and the costs
ern United Life As- the grantor or other- and expenses of sale,
surance Company by person owing an obliga- including a reasonable
assignment recorded tion, the performance charge by the trustee.
December 12, 1996, Vo- of which is secured by Notice is further given
lume M96, Page 38477, the Trust Deed, with re- that any person named
Recorder's No. 29846, spect to provisions in ORS 86.753 has the
of said Records, therein which authorize- to five days before the
The Trust Deed covers sale in the event of de- right, at any time prior
the following described fault of such provision; to date last set for the
real property ("Propor- the defaults for which date last set for the
ty") situated in said foreclosure is made is sale, to have this fore-
county and state, to- grantor's failure to pay closure proceeding dis-
with: when due the following missed and the Trust
EXHIBIT "A" sums: Deed reinstated by pay-
A piece or parcel of Arrearage in the ment to the beneficiary
land situated in the S 1/2 sum of \$4,152.12 as of the entire amount
2 of the SW 1/4 of Sec- April 15, 1990, plus addi- then due (other than
tion 30, Township 39- tional payments, prop- such portion of the
South, Range 9 East of erty expenditures, tax- principal as would not
the Willamette Meridi- es, liens, assessments, then be due had no de-
an, in the County of Klamath, State of Oregon, and trustee's fees and fault occurred) and by
math, State of Oregon, and attorney's fees and curing any other de-
more; particularly de- costs, and interest due fault complained of
scribed as follows: at the time of reinstatement or sale, herein that is capable
Commencing at the ment or sale, of being cured by ten-
point of intersection of By reason of said de- dering the performance
the section line marking faults, the beneficiary required under the obli-
the Southerly boundary has declared all sums gation or Trust Deed,
of said Section 30, with owing on the obligations and in addition to pay-
a line parallel with and secured by said Trust ing said sum or tender-
50 feet distant at right Deed immediately due- ing the performance
angles Southeasterly and payable, said sums necessary to cure the
from the center line of being the following, to- default, by paying all
the Klamath Falls Mid- costs and expenses ac-
land section of the Ore- will: tually incurred in en-
gon State Highway, as of \$66,404.65 as of April forcing the obligation
the same is now located 15, 1998, plus taxes, and Trust Deed, togeth-
and constructed from liens, assessments, or with trustee's and at-
which point of intersec- property expenditures, torney's fees not ex-
tion, the Southwesterly Insurance, accruing in- ceeding the amounts
corner of the said Sec- forest, attorney's and provided by said ORS
tion 30 bears South 89- trustee's fees and costs 86.753.
degrees 42 1/2' West, incurred by beneficiary In construing this no-
227.1 feet more or less, or its anterior, the singular in- cludes the plural, the
and rounded thence WHEREFORE, I depose and swear that the word "grantor" includes

AFTER RECORDING RETURN TO:

33698

Valerie T. Auerbach, Trustee (DL)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

RECORDING COVER PAGE

Document Being Recorded: AFFIDAVIT OF MAILING

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

Trust Deed dated December 4, 1996, by Michael Homer Blue, as "grantor," to AmeriTitle, an Oregon corporation, as trustee, in favor of Western Homes, Inc. an Oregon corporation as to an undivided one-half interest and Glenn G. Justus and Joanna L. Justus, as tenants by the entirety, as to an undivided one-half interest, as beneficiary, recorded on December 12, 1996, in Volume M96, Page 38670, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned to Western United Life Assurance Company by assignment recorded December 12, 1996, Volume M96, Page 38677, Recorder's No. 29846, of said Records.

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

See Exhibit A attached hereto and incorporated herein by this reference.

The real property is commonly known as: 39 Del Fatti Lane, Klamath Falls, OR 97603.

The attached document is being recorded in connection with a pending foreclosure.

Affidavit of Publication

33697

STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #1578

TRUSTEE'S NOTICE.....

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

(4) insertion(s) in the following issues:

AUGUST 2/9/16/23, 1998

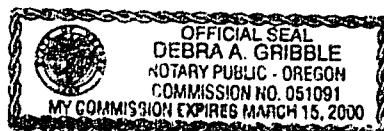
Total Cost: \$780.00

Subscribed and sworn before me this 23RD

day of AUGUST, 1998

Notary Public of Oregon

My commission expires 3-15 2000



TRUSTEE'S NOTICE OF SALE. North 89 degrees 42 1/2' hereby is given, that the undersigned trustee will reference is made to a said section line, to the on September 15, 1998, at the hour of 10:00 a.m. in accordance with the standard time established by ORS 187.110, at the following place: Main entrance as grantor to Ameri-Ti, with and 130.00 feet distant, at right angles, from said Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction for cash the interest in the above described property, which the grantor had or had power to convey at the time of the execution by grantor of the said Trust Deed, to- 38670, Recorder's No. 29844, in the mortgage beginning, which the grantor or records of Klamath County, Oregon. The real property is grantor's successors. In the said Deed of Trust, math Falls, OR 97603, Trust Deed, to satisfy the 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 of the entire amount then due (other than such portion of the principal as would not 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 sum 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. In construing this notice, the singular includes the plural, the word "grantor" includes

North 89 degrees 42 1/2' hereby is given, that the undersigned trustee will reference is made to a said section line, to the on September 15, 1998, at the hour of 10:00 a.m. in accordance with the standard time established by ORS 187.110, at the following place: Main entrance as grantor to Ameri-Ti, with and 130.00 feet distant, at right angles, from said Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction for cash the interest in the above described property, which the grantor had or had power to convey at the time of the execution by grantor of the said Trust Deed, to- 38670, Recorder's No. 29844, in the mortgage beginning, which the grantor or records of Klamath County, Oregon. The real property is grantor's successors. In the said Deed of Trust, math Falls, OR 97603, Trust Deed, to satisfy the 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 of the entire amount then due (other than such portion of the principal as would not 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 sum 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. In construing this notice, the singular includes the plural, the word "grantor" includes

EXHIBIT "A"
A place or parcel of land situated in the S1/4 of the SW 1/4 of Sec. 20, Township 39 North, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows: Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30, with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed; from which point of intersection, the Southeasterly corner of the said Section 30 bears South 89 degrees 42 1/2' West 827.4 feet, more or less, and running thence

AFTER RECORDING RETURN TO:

33698

Valerie T. Auerbach, Trustee (DL)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

RECORDING COVER PAGE

Document Being Recorded: AFFIDAVIT OF MAILING

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Trust Deed dated December 4, 1996, by Michael Homer Blue, as "grantor," to AmeriTitle, an Oregon corporation, as trustee, in favor of Western Homes, Inc. an Oregon corporation as to an undivided one-half interest and Glenn G. Justus and Joanna L. Justus, as tenants by the entirety, as to an undivided one-half interest, as beneficiary, recorded on December 12, 1996, in Volume M96, Page 38670, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned to Western United Life Assurance Company by assignment recorded December 12, 1996, Volume M96, Page 38677, Recorder's No. 29846, of said Records.

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

See Exhibit A attached hereto and incorporated herein by this reference.

The real property is commonly known as: 89 Del Fatti Lane, Klamath Falls, OR 97603.

The attached document is being recorded in connection with a pending foreclosure.

AFFIDAVIT OF MAILING
NOTICE OF TRUSTEE'S SALE

33699

STATE OF OREGON)
)
County of Multnomah) ss.

I, TINA M. DENT, being first duly sworn, state that I am now, and at all times herein mentioned was, a citizen of the United States, a resident of the State of Oregon, and over the age of eighteen years, and not the beneficiary or his successor in interest in the attached original Notice of Trustee's Sale.

That at the direction and under the supervision of the Trustee, I gave notice of the sale of the real property described in the attached Notice of Trustee's Sale by mailing a copy thereof by first class mail and by mailing a copy by certified mail, return receipt requested to each of the following named persons at their respective addresses, to-wit:

Michael Homer Blue
89 Del Fatti Lane
Klamatha Falls, OR 97603

Forest Products Federal Credit Union
c/o Cheri Bauch, President & CEO
2972 Washburn Way
Klamath Falls, OR 97601

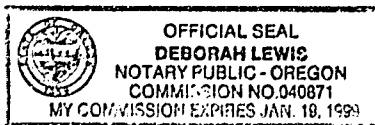
James Uerlings
Boivini, Jones, Uerlings
& Oden, P.C.
110 N. 6th Street
Klamath Falls, OR 97601

Occupants
89 Del Fatti Lane
Klamath Falls, OR 97603

Each of the notices so mailed was a true copy of the original Notice of Trustee's Sale, each copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on April 27, 1998. Each of the notices was mailed after the original Notice of Default was recorded, and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

Tina M. Dent
Tina M. Dent

SUBSCRIBED AND SWORN to before me this 27 day of April, 1998.



Deborah Lewis
Notary Public for Oregon
My Commission Expires: 1/18/99

AFTER RECORDING RETURN TO:

Valerie T. Auerbach, Trustee (DL)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

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See Exhibit A attached hereto and incorporated herein by this reference.

The real property is commonly known as: 89 Del Fatti Lane, Klamath Falls, OR 97603.

The attached document is being recorded in connection with a pending foreclosure.

AFFIDAVIT OF MAILING
NOTICE OF TRUSTEE'S SALE

STATE OF OREGON)
)
County of Multnomah) ss.

I, TINA M. DENT, being first duly sworn, state that I am now, and at all times herein mentioned was, a citizen of the United States, a resident of the State of Oregon, and over the age of eighteen years, and not the beneficiary or his successor in interest in the attached original Notice of Trustee's Sale.

That at the direction and under the supervision of the Trustee, I gave notice of the sale of the real property described in the attached Notice of Trustee's Sale by mailing a copy thereof by first class mail and by mailing a copy by certified mail, return receipt requested to the following named person at her address, to-wit:

Western Homes, Inc.
c/o Cathy King
5729 Altamont Drive
Klamath Falls, OR 97603

The notice so mailed was a true copy of the original Notice of Trustee's Sale, a copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on May 4th, 1998. The notice was mailed after the original Notice of Default was recorded, and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

Tina M. Dent
Tina M. Dent

SUBSCRIBED AND SWORN to before me this 4th day of May, 1998.

Teresa Rainwater
Notary Public for Oregon

My Commission Expires: Sept 29, 01

H:\CLIENT\METMS\36670\AFF-2.MAI



AFTER RECORDING RETURN TO:

33702

Valerie T. Auerbach, Trustee (DL)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

RECORDING COVER PAGE

Document Being Recorded: AFFIDAVIT OF MAILING

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See Exhibit A attached hereto and incorporated herein by this reference.

The real property is commonly known as: 89 Del Fatti Lane, Klamath Falls, OR 97603.

The attached document is being recorded in connection with a pending foreclosure.

AFFIDAVIT OF MAILING
NOTICE OF TRUSTEE'S SALE

33703

STATE OF OREGON)

County of Multnomah)

ss.

I, TINA M. DENT, being first duly sworn, state that I am now, and at all times herein mentioned was, a citizen of the United States, a resident of the State of Oregon, and over the age of eighteen years, and not the beneficiary or his successor in interest in the attached original Notice of Trustee's Sale.

That at the direction and under the supervision of the Trustee, I gave notice of the sale of the real property described in the attached Notice of Trustee's Sale by mailing a copy thereof by first class mail and by mailing a copy by certified mail, return receipt requested to each of the following named persons at their respective addresses, to-wit:

Cathy King
6707 S. 6th Street
Klamath Falls, OR 97603

Stephen King
6707 S. 6th Street
Klamath Falls, OR 97603

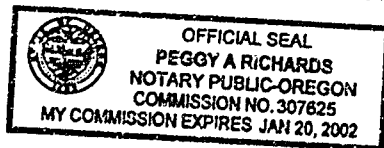
Glenn G. Justus
6707 S. 6th Street
Klamath Falls, OR 97603

Joanne L. Justus
6707 S. 6th Street
Klamath Falls, OR 97603

Each of the notices so mailed was a true copy of the original Notice of Trustee's Sale, each copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on May 6, 1998. Each of the notices was mailed after the original Notice of Default was recorded, and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

Tina M. Dent
Tina M. Dent

SUBSCRIBED AND SWORN to before me this 6th day of May, 1998.



Peggy A. Richards
Notary Public for Oregon
My Commission Expires: 1/20/2002

AFTER RECORDING RETURN TO:

33704

Valerie T. Auerbach, Trustee (DL)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

RECORDING COVER PAGE

Document Being Recorded: **AFFIDAVIT OF MAILING**

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

Trust Deed dated December 4, 1996, by Michael Homer Blue, as "grantor," to AmeriTitle, an Oregon corporation, as trustee, in favor of Western Homes, Inc. an Oregon corporation as to an undivided one-half interest and Glenn G. Justus and Joanna L. Justus, as tenants by the entirety, as to an undivided one-half interest, as beneficiary, recorded on December 12, 1996, in Volume M96, Page 38670, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned to Western United Life Assurance Company by assignment recorded December 12, 1996, Volume M96, Page 38677, Recorder's No. 29846, of said Records.

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

See Exhibit A attached hereto and incorporated herein by this reference.

The real property is commonly known as: 89 Del Fatti Lane, Klamath Falls, OR 97603.

The attached document is being recorded in connection with a pending foreclosure.

AFFIDAVIT OF MAILING
NOTICE OF TRUSTEE'S SALE

33705

STATE OF OREGON)
)
County of Multnomah)

ss.

I, TINA M. DENT, being first duly sworn, state that I am now, and at all times herein mentioned was, a citizen of the United States, a resident of the State of Oregon, and over the age of eighteen years, and not the beneficiary or his successor in interest in the attached original Notice of Trustee's Sale.

That at the direction and under the supervision of the Trustee, I gave notice of the sale of the real property described in the attached Notice of Trustee's Sale by mailing a copy thereof by first class mail and by mailing a copy by certified mail, return receipt requested to each of the following named persons at their respective addresses, to-wit:

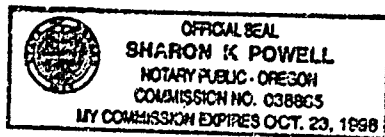
Glenn G. Justus
2040 Lakeshore Dr.
Klamath Falls, OR 97603

Joanne L. Justus
2040 Lakeshore Dr.
Klamath Falls, OR 97603

Each of the notices so mailed was a true copy of the original Notice of Trustee's Sale, each copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on May 18, 1998. Each of the notices was mailed after the original Notice of Default was recorded, and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

Tina M. Dent
Tina M. Dent

SUBSCRIBED AND SWORN to before me this 18th day of May, 1998.



Sharon K. Powell
Notary Public for Oregon
My Commission Expires: 10-23-98

AFTER RECORDING RETURN TO:

Valerie T. Auerbach, Trustee (DL)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

RECORDING COVER PAGE

Document Being Recorded: SHERIFF'S RETURN OF SERVICE

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

Trust Deed dated December 4, 1996, by Michael Homer Blue, as "grantor," to AmeriTitle, an Oregon corporation, as trustee, in favor of Western Homes, Inc. an Oregon corporation as to an undivided one-half interest and Glenn G. Justus and Joanna L. Justus, as tenants by the entirety, as to an undivided one-half interest, as beneficiary, recorded on December 12, 1996, in Volume M96, Page 38670, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned to Western United Life Assurance Company by assignment recorded December 12, 1996, Volume M96, Page 38677, Recorder's No. 29846, of said Records.

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

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The attached document is being recorded in connection with a pending foreclosure.

33707

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon }
County of Klamath }

Court Case No.
Sheriff's Case No. 98-01410

Received for Service 05/04/98

I hereby certify that I received for service
the within:

TRUSTEE'S NOTICE OF SALE AND NOTICE OF FORECLOSURE

Further I certify that on 05/05/98, after personal inspection, I
found the following described real property to be unoccupied:

89 DELFATTI LANE
KLAMATH FALLS

, Oregon.

All search and service was made within Klamath County, State of
Oregon.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By Rebecca Dailey
DAILEY, REBECCA

Copy to:

PC ATTYS AT LAW FARLEIGH WADA & WITT
121 SW MORRISON
PORTLAND

#600
OR 97204

TRUSTEE'S NOTICE OF SALE

33708

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

Trust Deed dated December 4, 1996, by Michael Homer Blue, as grantor, to AmeriTitle, an Oregon corporation, as trustee, in favor of Western Homes, Inc., an Oregon corporation as to an undivided one-half interest and Glenn G. Justus and Joanna L. Justus, as tenants by the entirety, as to an undivided one-half interest, as beneficiary, recorded on December 12, 1996, in Volume M96, Page 38670, Recorder's No. 29844, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned to Western United Life Assurance Company by assignment recorded December 12, 1996, Volume M96, Page 38677, Recorder's No. 29846, of said Records.

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

See Exhibit A attached hereto and incorporated herein by this reference.

The real property is commonly known as: 89 Del Fatti Lane, Klamath Falls, OR 97603.

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 \$4,152.12 as of April 15, 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 \$66,404.65 as of April 15, 1998, plus taxes, liens, assessments, property expenditures, insurance, accruing interest, attorney's and trustee's fees and costs incurred by beneficiary or its assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 15, 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 following place: Main entrance to Aspen Title & Escrow Co., 525 Main 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 above-described 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 the Trust Deed, to satisfy the 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 sum 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.

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 Deed 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: April 23, 1998


Valerie T. Auerbach, Successor Trustee

State of Oregon, County of Multnomah

ss.

I, the undersigned, certify that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

For further information, contact:
Deborah Lewis, Paralegal
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204
(503) 228-6044; fax (503) 228-1741

Deborah Lewis, Paralegal

EXHIBIT "A"

13894

A piece or parcel of land situated in the S 1/2 of the SW 1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30, with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears South 89 degrees 42 1/2' West, 827.1 feet, more or less, and running thence North 89 degrees 42 1/2' East 344.87 feet along said section line to the true point of beginning of this description; thence North 36 degrees 49 1/2' East 163.03 feet, more or less, to a point in a line parallel with and 130.00 feet distant at right angles Northerly from said section line; thence North 89 degrees 42 1/2' East along said parallel line 74.32 feet; thence South 0 degrees 17 1/2' East 130.00 feet, more or less, to a point in the said section line; thence South 89 degrees 42 1/2' West along the said section line 172.70 feet, more or less, to the said point of beginning.

CODE 164 MAP 3909-3000 TL 1600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
of April A.D., 19 98 at 3:22 o'clock P.M., and duly recorded in Vol. M98
of Mortgages on Page 33696
By Bernetha G. Leisch County Clerk

FEE \$20.00

INDEXED
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
of September A.D., 19 98 at 3:53 o'clock P.M., and duly recorded in Vol. M98
of Mortgages on Page 33696
By Bernetha G. Leisch County Clerk

FEE \$80.00

By Douglas A. Mullendore