

66623

'98 SEP 21 P3:44

Vol. 148 Page 34640

09-WM-13155 (0016) TNOS1

TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79.5010, et seq.
Trustee No.: 09-WM-13155

Reference is made to that certain trust deed made by HAROLD W. DEARBORN, as grantor, to AMERITITLE, An Oregon Corporation, as trustee, in favor of WASHINGTON MUTUAL BANK, A Washington Corporation, as beneficiary, dated September 20, 1996, recorded September 25, 1996, in the mortgage records of KLAMATH County, Oregon, in Book M96, Page 30316. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by WASHINGTON MUTUAL BANK. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

THE NORTHERLY 35 FEET OF LOTS 1 AND 2, BLOCK 307, DARROW 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 street address or other common designation, if any, of the real property described above is purported to be:

2360 WHITE STREET
KLAMATH FALLS OR 97601

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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 default for which the foreclosure is made is grantor's failure to pay when due, the following sums:

Payments:				
8	payments at \$	634.89 each;	\$	5,079.12
0	payments at \$	each;	\$	
(09-26-97	through 05-20-98)			
Late Charges:			\$	253.92
Prior accumulated late charges:			\$	
Beneficiary Advances (with interest if applicable)			\$	
TOTAL:			\$	5,333.04

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

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:

UNPAID PRINCIPAL BALANCE OF \$59,508.73, AS OF 08-26-97, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 11.370% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

WHEREFORE, notice hereby is given that the undersigned trustee will, on October 2, 1998, at the hour of 10:00 A.M., in accord with the standard of time established by ORS 187.110, at FRONT ENTRANCE TO ASPEN TITLE & ESCROW, INC., 525 MAIN STREET, 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 him of the said trust deed, together with any interest which the grantor or his 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.

25-


Notice is further given that any person named in OBS 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.

In construing this notice, the masculine gender includes the feminine and the neuter, 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: May 20, 1998

REGIONAL TRUSTEE SERVICES CORPORATION
f/k/a INTERSTATE TRUSTEE SERVICES CORPORATION
Successor Trustee

BY


ALETA LAVANDIER, PRESIDENT
720 SEVENTH AVENUE, SUITE 400
SEATTLE, WA 98104 (206) 340-2550
Sale Information: (206) 654-5545

STATE OF WASHINGTON

COUNTY OF KING

)
) ss.
)

I certify that I am an authorized representative of trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.

Authorized Representative of Trustee

Affidavit of Publication

34642

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 #1587

TRUSTEE'S NOTICE.....

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

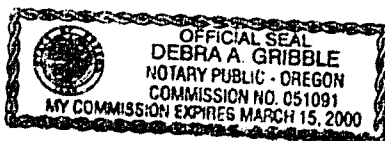
(4) insertion(s) in the following issues:
AUGUST 5/12/19/26, 1998

Total Cost: \$780.00

Subscribed and sworn before me this 26TH
day of AUGUST 1998

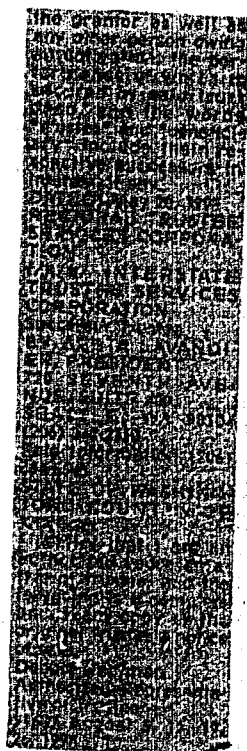
Notary Public of Oregon

My commission expires 3-15 2000



TRUSTEE'S NOTICE
OF SALE
Pursuant to O.R.S.
86.705, 86.706 and
O.R.S. 79.5010, et seq.
Trustee No. 13155
OF WAM-13155-00
Reference is made to
that certain trust deed
made by HAROLD W.
DEARBORN, as gran-
tor to AMERITITLE
An Oregon Corporation,
as trustee, in favor of
WASHINGTON MUTU-
AL BANK, A
Washington Corpora-
tion, as beneficiary,
dated September 20,
1996, recorded Septem-
ber 25, 1996, in the
mortgage records of
KLAMATH County, Or-
egon, in Book M94,
Page 3016. The benefi-
ciary interest under said
Trust Deed and the ob-
ligations secured there-
by are presently held
by WASHINGTON MUTU-
AL BANK. Said
Trust Deed encumbers
the following described
real property situated
in said county and
state, to-wit:
THE NORTHER-
LY 35 FEET OF LOTS 1
AND 2, BLOCK 307,
DARROW ADDITION
TO THE CITY OF KLA-
MATH FALLS, AC-
CORDING TO THE OF-
FICIAL PLAT THERE-
OF ON FILE IN THE
OFFICE OF THE
COUNTY CLERK OF
KLAMATH COUNTY,
OREGON. The street
address of said prop-
erty is 2360 WHITE STREET
KLAMATH FALLS,
OREGON 97601.
The undersigned Trust-
ee disclaims any liabil-
ity for any incorrect-
ness of the above street
address or other com-
mon designation.
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 Sta-
tutes 86.735(3); the de-
fault for which the fore-
closure is made is gran-
tor's failure to pay at the hour of 10:00
a.m. on the following dates the following
sums:
Payments: 1.
2. Payments at \$634.69 each, \$5,078.12
3. Payments at \$ each, \$
(09-26-97 through 05-20-
98)
Late Charges: \$252.92
Prior accumulated late
charges: \$
Beneficiary Advances
(with interest) (if appli-
cable): \$
TOTAL: \$5,331.04
ALSO, if you have or had power to convey
the property, provide dution by him of the ex-
insurance on the prop-erty or pay other senior, er, with any interest
aliens or encumbrances, which the grantor or his
successors in interest
acquired after the exe-
cution of said trust
deed, to satisfy the
foregoing obligations,
thereby secured, and
the costs and expenses
of sale, including a rea-
sonable charge by the
trustee.
Notice is further given
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 fore-
closure proceeding dis-
missed and the trust
deed reinstated by pay-
ment to the beneficiary
of the entire amount
then due (other than
such portion of the
principal as would not
be due had no de-
fault occurred) and by
curing any other de-
fault complained of
herein that is capable
of being cured by ten-
dering the performance
required under the obli-
gation or trust deed,
and in addition to pay-
ing said sums or tender-
ing the performance
necessary to cure the
default, by paying all
costs and expenses ac-
tually incurred in en-
forcing the obligation
and trust deed, togeth-
er with trustee's and at-
torney's fees.
In construing this no-
tice, the masculine
gender includes the
feminine and the neu-
ter, the singular includes
the plural, the word
"person" includes any
successor or interest in
the property.

NOTARIAL PUBLIC



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day
of September A.D., 19 98 at 3:44 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 34640.

FEE \$25.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross