

67385

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After recording return to:
 BISHOP & LYNCH, P.S.
 720 Olive Way, #1600
 Seattle, WA 98101-1801
 Attn: Tuan Ngo
 Bettin, 300-8524.01

K-52569
 NOTICE: WE ARE ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL
 BE USED FOR PURPOSES OF DEBT COLLECTING.

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Phillip Leroy Bettin and Sharon Lee Bettin, as tenants by the entirety, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of North American Mortgage Company, as beneficiary, dated April 8, 1996, recorded April 17, 1996, in the mortgage records of Klamath County, Oregon, in 16537, Book M-96, Page 10665, covering the following described real property situated in said county and state, to-wit:

Lot 2, Block 20, Buena Vista Addition to the City of Klamath Fall,
 in the County of Klamath, State of Oregon

Commonly known as: 511 Pelican Street, Klamath Falls, OR 97601

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:

Monthly Payments:

Delinquent monthly payments from February 1, 1998 through June 1, 1998

5	Payment(s) at	\$798.89	\$3,994.45
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Late Charges:

4	Late Charge(s) at for each monthly payment not made within 15 days of its due date:	\$30.29	121.16
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Past Due Late Charges

TOTAL MONTHLY PAYMENTS AND LATE CHARGES		0.00	\$4,115.61
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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:

Unpaid principal balance \$83,280.29, plus interest at the current rate of 7.75% which is subject to change, from January 1, 1998, additional late charges, advances, foreclosure fees and costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 4, 1998, at the hour of 11:00 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the front entrance to the Klamath County Sheriff's Office, located at 808 So. 5th Street, Klamath Falls, of Klamath

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County, 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 86.753 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), paying all advances authorized under the trust deed, including all costs and expenses incurred in enforcing the obligation and trust deed, and by curing any other default complained of therein 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 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

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deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: June 16, 1998.

Krista L. White
Krista L. White, Trustee

State of Washington)

County of King) ss.

I certify that I know or have satisfactory evidence that KRISTA L. WHITE is the person who appeared before me, and said person acknowledged that she signed the attached Trustee's Notice of Sale and acknowledged it to be her free and voluntary act and deed and for the uses and purposes mentioned in the instrument.

Dated this 16th day of June, 1998.

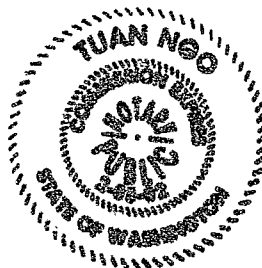
Tuan Ngo
PRINTED NAME: TUAN NGO
Notary Public in and for the State of Washington, residing at Seattle.
My Commission Expires: 2-05-2002

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

For Information Contact:

Tuan Ngo

Bishop & Lynch, P.S.
720 Olive Way, #1600
Seattle, WA 98101-1801
(206) 622-7527
Ref: Bettin, 300-8524.01
FORBASEOREGONNOD.FRM REV 8/18/98
FORBASEOREGONNOD.FRM REV 8/18/98



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 5th day
of October A.D., 19 98 at 2:36 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 36591.

FEE \$20.00

By Bernetha G. Letsch, County Clerk