

'98 OCT -5 P2:37

After recording return to:
BISHOP & LYNCH, P.S.
720 Olive Way, #1600
Seattle, WA 98101-1801
Attn: Tuan Ngo
Walden, 230-8191.01

K-5 2328
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 Dewey S. Walden and Barbara J. Walden, as grantor, to Aspen Title and Escrow, as trustee, in favor of Transamerica Financial Services, as beneficiary, dated February 28, 1996, recorded March 5, 1996, in the mortgage records of Klamath County, Oregon, in Rec. No. 14323, Vol. M96, Page 5101, covering the following described real property situated in said county and state, to-wit:

See Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference.

Commonly known as: 17710 Sprague River Road, Chiloquin, OR 97624

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 August 4, 1997 through June 4, 1998

11 Payment(s) at	\$764.00	\$8,404.00
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TOTAL MONTHLY PAYMENTS AND LATE CHARGES		\$8,404.00
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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:

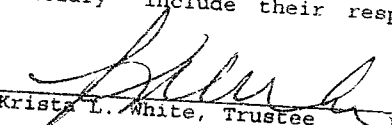
Unpaid principal balance \$56,882.28, plus interest at the current rate of 14.950% which is subject to change, from July 4, 1997, additional late charges, advances, foreclosure fees and costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 28, 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 806 So. 5th Street, Klamath Falls, of Klamath 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 deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: June 12, 1998.

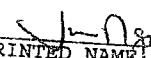

Krista L. White, Trustee

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 12th day of June, 1998.

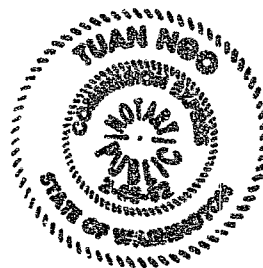

PRINTED NAME: TUAN NGO
Notary Public in and for the State of
Washington, residing at Seattle.
My Commission Expires: 2-05-2002

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: Walden, 230-9191.01
FORBASEOREGONNOD.FRM REV 6/11/96
FORBASEOREGONINOD.FRM REV 6/11/98



36601

Parcel 1:

That portion of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly of the Southerly right of way line of the Sprague River Highway as now located.

Parcel 2:

That portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southwesterly of the Southwesterly right of way line of the Sprague River Highway as now located in Section 19, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

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 2:37 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 36529

FEE \$20.00

By Bernetha G. Letsch County Clerk