

TRUSTEE'S NOTICE OF SALE

50 NOV 20 P2:57

Re: Trust Deed From:

Mark A. Vanover, Grantor

To:

Brandt A. Himler, Trustee:

AFTER RECORDING RETURN TO:

R. Kevin Hendrick; Atty at Law
1223 Edgewater NW, Salem, OR 97304

K-53009

TRUSTEE'S NOTICE OF SALE

REFERENCE is made to that certain trust deed made by MARK A. VANOVER, as grantor, to BRANDT A. HIMLER, as trustee, in favor of WILLIAM BARRY and IRENE BARRY, as beneficiary, dated the 12th day of February, 1998, and recorded the 12th day of February, 1998 in the microfilm mortgage records of Klamath County, Oregon at Volume M98, Page 4630, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lots 11 and 12, Block 11, MT. SCOTT MEADOW, TRACT NO. 1027, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the amount of \$368.70 from March 12, 1998 to August 12, 1998 at which time all remaining principal and interest was due; together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns; plus real property taxes (if any), together with any penalties, delinquent interest and late charges thereon.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

\$28,00.00 plus interest at a rate of 15 percent per annum from February 12, 1998 to present; together with property taxes, title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will at the hour of 3:00 o'clock P.M., in accord with the standard of time established by ORS 187.110 on March 26, 1999, at the following place: Front Main Entrance of the United States Post Office, located at 317 S. 7th St., 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 said described real 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 in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the 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.

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 the 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 ORS 86.753.

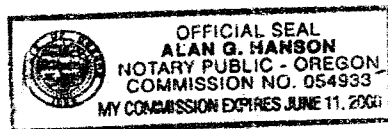
In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

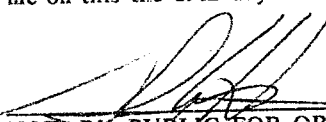
DATED this the 19th day of November, 1998.


Brandt A. Himler, Trustee

STATE OF OREGON)
) ss.
County of Polk)

This instrument was acknowledged before me on this the 19th day of November, 1998, by Brandt A. Himler.




NOTARY PUBLIC FOR OREGON
My Commission Expires 6/11/00

STATE OF OREGON)
) ss.
County of Polk)

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale

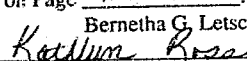
Attorney for Trustee

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 20th day
of November A.D., 19 98 at 2:57 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 42636

FEE \$15.00

By  Bernetha G. Letsch, County Clerk