

99 JAN 22 PM 10:06

After recording return to:
 EISLOP & GUNCH, P.S.
 720 Olive Way, #1600
 Seattle, WA 98101-1801
 Attn: Lauri J. Langton, Steve H.
 File No.: 230-8894.01

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 Steven M. Nelson and Sheri L. Nelson, as grantor, to Aspen Title Escrow, Inc., as trustee, in favor of Transamerica Financial Services, as beneficiary, dated June 12, 1995, recorded June 12, 1995, in the mortgage records of Klamath County, Oregon, in Volume MS5, Page 15458, 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: 314 Division St., 3630 Bisbee St., 905 N. 9th St., 802 Lincoln St., 4280 Avalon Pl., 313 Martin St., 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 85.735(2); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments:

Delinquent Monthly Payments due from September 12, 1997 through September 12, 1998:

\$ 12,396.00

Total Delinquency
 Late Charges: Included in above figure
 Accrued Late Charges owing:

118,295.00

TOTAL MONTHLY PAYMENTS AND LATE CHARGES

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 \$105,025.00, plus interest at the current rate of 13.99% which is subject to change, from August 12, 1997, additional late charges, advances, foreclosure fees and costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 3, 1999, at the hour of 11:00 o'clock a.m., in accord with the standard of time established by ORS 87.110, at the front entrance to the Klamath County Sheriff's Office, located at 808 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: September 28, 1998.

Krista L. White
Krista L. White, Trustee

State of Washington)
) ss.

County of King)

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 28 day of September, 1998.

Barri F. Langton
PRINTED NAME: BARRI F. LANGTON
Notary Public in and for the State of
Washington
My Commission Expires: 9-15-02.

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

Barri F. Langton

For Information Contact:

Bishop & Lynch, P.S.
720 Olive Way, #1600
Seattle, WA 98101-1801
(206) 622-7527
Ref: Nelson, 230-8894.01

Trustee's Notice of Sale - Page 2



Legal Description of Real Property: PARCEL 1:

A portion of Lots 21 and 22, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 21, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly along the Southwesterly line of Division Street 47 feet 10 inches; thence Southwesterly at right angles to Division Street 50 feet; thence Southeasterly parallel with Division Street 47 feet 10 inches; thence Northeasterly at right angles to Division Street 50 feet to the place of beginning.

CODE 1 MAP 3809-33AB TL 2300

PARCEL 2:

The N 1/2 of Lot 14, Block 7, SEAMOUNT ACRES, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10AC TL 3900

PARCEL 3:

A part of Lot 2, Block 17, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block 17, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, being the point farthest South of said lot; thence Northwesterly along the Easterly or Northerly border of 9th Street, a distance of 60 feet; thence at right angles from the East border of 9th Street a distance of 45 feet; thence Southeasterly and parallel with the East line of 9th Street, a distance of 60 feet; thence Southwesterly at right angles to 9th Street a distance of 45 feet to the point of beginning.

CODE 1 MAP 3809-29CD TL 3100

PARCEL 4:

The Northwesterly 36 feet 8 inches of Lot 5, Block 58, MICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DC TL 17800

PARCEL 5:

Lot 106, FIRST ADDITION TO CAPITAS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10CD TL 544702

PARCEL 6:

The Southwesterly 53 feet of Lots 13 and 14, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AB TL 2300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 22 day
of JANUARY A.D. 1959 at 2:06 o'clock P. M., and duly recorded in Vol. M69
of MORTGAGES at Page 2281

Lucia Stark, County Clerk

FH 20.00

by Lucia Stark