

[A[B 99 APR 14 1998 KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon )  
County of Klamath )Court Case No. 39337  
Sheriff's Case No. 98-03847

Received for Service 12/22/98

I hereby certify that I received for service on  
CULLEY, JEFFREY OLAF  
the within:

## TRUSTEE'S NOTICE OF SALE

CULLEY, JEFFREY OLAF  
was served personally, and in person, at  
5333 HILDALE  
KLAMATH FALLS , OR. on 12/23/98,  
at 08:23 hours.

All search and service was made within Klamath County, State of  
Oregon.

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

By Rebecca Dailey  
DAILEY, REBECCA

Copy to:  
After Recording Mail To:  
UMPQUA TITLE & ESCROW SERVICES  
505 SOUTHEAST MAIN ST  
ROSEBURG

POB 1  
OR 97470

APR 14 1998 P 3:21

13647

RECEIVED  
CLERK OF COURT  
JAN 1 1999

96 DEC 22 AM 6:52

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by JEFFREY O. CULLEY as Grantor, to UMPQUA TITLE & ESCROW SERVICES as Trustee in favor of CHARLES B. BECHERER and MARY A. BECHERER, as beneficiary, dated March 31, 1998 recorded April 6, 1998, as Volume No. M98, Page 11153 Records of Klamath County, Oregon, covering the following described real property in said county and state:

Lot 16, SUMMER HEIGHTS, in the County of Klamath, State of Oregon.

COMMONLY KNOWN AS: 5333 Hilldale Street  
Klamath Falls, OR 97603

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 Section 86.735(3) of Oregon Revised Statutes; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

monthly payments in the amount of \$619.64 each, due for  
June 1998 through present, plus late charges, delinquent  
property taxes and advances by beneficiary, if any.

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 \$41,440.67, plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on May 5, 1999, at the hour of 1:00 o'clock P.M., Pacific Time, as established by Section 187.110, Oregon Revised Statutes, at the offices of Aspen Title & Escrow, Inc. located at 525 Main St., in the City of Klamath Falls, County of Klamath and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check 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.

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Trustee's Notice of Sale  
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Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary 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 not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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, this 16th day of December, 1998.

UMPQUA TITLE & ESCROW SERVICES, INC., TRUSTEE

By: 

James W. Sibbald, President

JWS:drd  
 Order No. 39337

STATE OF OREGON, COUNTY OF KLAMATH ss

Filed for record at request of Aspen Title the 14th day  
 of April A.D. 1999 at 3:27 o'clock P. M. and duly recorded in Vol. M99  
 of Mortgages on Page 13646

Linda Smith, County Clerk

FEE \$20.00

by Kathleen Ross