

After recording return to:
 BISHOP, LYNCH & WHITE, P.S.
 720 Olive Way, #1600
 Seattle, WA 98101-1801
 Attn: Trudie Walsh
 Clauson, 552-9084.01

K-53029

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 Timothy D. Clauson, an estate in fee simple, as grantor, to Klamath County Title Co., as trustee, in favor of Long Beach Mortgage Company, as beneficiary, dated August 30, 1996, recorded September 10, 1996, in the mortgage records of Klamath County, Oregon, in Vol M96, Page 28478, covering the following described real property situated in said county and state, to-wit:

Lot 5 in Block 17, Ewauna Heights Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 101 Lincoln 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 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 July 1, 1998 through February 1, 1999

7	Payment(s) at	\$508.28	\$3,557.96
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Late Charges:

6	Late Charge(s) at	25.41	
	for each monthly payment not		
	made within 15 days of its due		152.46
	date:		

Past Due Late Charges	0.00
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TOTAL MONTHLY PAYMENTS AND LATE CHARGES	\$3,710.42
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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 \$55,639.77, plus interest at the current rate of 10.375% which is subject to change, from June 1, 1998, additional late charges, advances, foreclosure fees and costs.

46 WHEREFORE, notice hereby is given that the undersigned trustee will on June 23, 1999, 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 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: February 9, 1999.

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 9 day of February, 1999.

Trudie Walsh
PRINTED NAME: Trudie Walsh

Notary Public in and for the State of Washington, residing at Seattle.
My Commission Expires: 7-15-00

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

For Information Contact:

Bishop, Lynch & White, P.S.
720 Olive Way, #1600
Seattle, WA 98101-1801
(206) 622-7527
Ref: Clauson, 552-9984.01

Trustee's Notice of Sale - Page 2



AFFIDAVIT OF MAILING
Trustee's Notice of Sale

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

I, Trudie Walsh, being first duly sworn, depose, say and certify that: At all times hereinafter mentioned I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice. I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

SEE Exhibit "A" Attached hereto and incorporated herein by this reference.

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Krista L. White, trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Trudie Walsh
Trudie Walsh

SUBSCRIBED AND SWORN TO before me this 17 day of February, 1999.

Stephanie J. Orona
PRINTED NAME: STEPHANIE J. ORONA

NOTARY PUBLIC in and for the State of
Washington residing at King Co.
My Appointment Expires: 11-13-02.

AFTER RECORDING RETURN TO

BISHOP, LYNCH & WHITE
720 Olive Way, Suite 1600
Seattle, WA 98101-1801
Attn: Trudie Walsh
FOR BASE OF RECORDING NO. FROM REV 2/4/99



Grantor(s):

Timothy D. Clauson
101 Lincoln St.
Klamath Falls, OR 97601

Timothy D. Clauson
3510 Alkamont Drive
Klamath Falls, OR 97603

All Other Parties:

Occupants of the Premises
101 Lincoln St.
Klamath Falls, OR 97601

Unofficial
Copy

PROOF OF SERVICE

23875

STATE OF OREGON)
) ss.
County of KLAMATH)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, upon the **OCCUPANTS** at the following address:

101 LINCOLN STREET, KLAMATH FALLS, OREGON 97601, as follows:

Personal service upon Dorothy Lane, by delivering said true copy, personally and in person, at the above address on February 17, 1999 at 11:00 A.m.

Personal service upon Doris Castellanos, by delivering said true copy, personally and in person, at the above address on February 17, 1999 at 11:00 A.m.

Substitute service upon Sharlene Hollen, by delivering said true copy, at his/her usual place of abode as indicated above, to Doris Castellanos who is a person over the age of 14 years and a member of the household on February 17, 1999 at 11:00 A.m.

Substitute service upon _____, by delivering said true copy, at his/her usual place of abode as indicated above, to _____ who is a person over the age of 14 years and a member of the household on _____, 199____ at _____m.

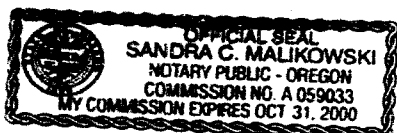
I declare under the penalty of perjury that the above statement is true and correct.

[Signature]

Robert S. Cudo

169889

SUBSCRIBED AND SWORN to before me this 17 day of February, 1999.



Sandra C. Malikowski
Notary Public for Oregon

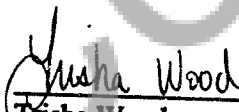
CERTIFICATE OF MAILING

STATE OF OREGON)
) ss.
County of Multnomah)

I, Trisha Wood, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On February 17, 1999, I mailed a true copy of the Trustee's Notice of Sale, along with a copy of Notice Under the Fair Debt Collection Practices Act via First Class Mail, postage pre-paid, together with a statement of the date, time, and place at which substitute service was made, to Sharlene Hollen.

The envelope was addressed as follows: Sharlene Hollen
101 Lincoln Street
Klamath Falls, OR 97601

I declare under the penalty of perjury that the above statements are true and correct.


Trisha Wood

169889

SUBSCRIBED AND SWORN TO BEFORE ME this 17th day of February, 1999.




Notary Public for Oregon

Affidavit of Publication

23877

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #2249

NOTICE: WE ARE ATTEMPTING.....

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

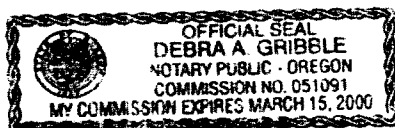
(4) insertion(s) in the following issues:
MAY 5/12/19/26, 1999

Total Cost: \$767.00

Subscribed and sworn before me this 26TH
day of MAY 19 99

Debra A. Gribble
Notary Public of Oregon

My commission expires 3-15 20 00



NOTICE:
WE ARE
ATTEMPTING TO
COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR
PURPOSES
OF DEBT
COLLECTING.
TRUSTEE'S NOTICE
OF SALE

Late Charges:
6 Late Charge(s) at
\$25.41 for each monthly
payment not made
within 15 days of its due
date: \$152.46
Past Due Late Charges
0.00
TOTAL MONTHLY
PAYMENTS AND
LATE CHARGES
\$3,710.42

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 pay-
ment to the beneficiary
of the entire amount
then due (other than
such portion of the
principal as would not
then be due had no de-
fault occurred), paying
all advances authorized
under the trust deed, in-
cluding all costs and ex-
penses incurred in en-
forcing the obligation
and trust deed, and by
curing any other de-
fault complained of
therein that is capable
of being cured by ten-
dering the performance
required under the obli-
gation or trust deed,
and in addition to pay-
ing said sums or ten-
dering the performance
necessary to cure the
default, by paying all
costs and expenses ac-
tually incurred in en-
forcing the obligation
official plat thereof on accord with the stan-
dard of time estab-
lished by ORS 187.110,
attorney's fees not ex-
ceeding the amounts
provided by said ORS
86.753.

Reference is made to that certain default of the beneficiary
trust deed made by TI has declared all sums
owed by D. Clauson, arising on the obligation
estate in fee simple, as secured by said trust
grantor, to Klamath County, as payable, said sums
County Title Co. as and payable, said sums
trustee, in favor of the following, to-
Long Beach Mortgage
Company, as benefici-
ary, dated August 30,
1996, recorded Septem-
ber 10, 1996, in the
mortgage records of
Klamath County, Ore-
gon, in Vol. M96, Page
28478, covering the fol-
lowing described real
property situated in
said county and state,
to-wit:

WHEREFORE,
notice hereby is given
that the undersigned
trustee will on June 23,
1999, at the hour of
11:00 o'clock a.m., in
the City of Klamath
Falls, according to the
official plat thereof on
accord with the stan-
dard of time estab-
lished 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
County, State of Oregon,
sell at public auction to
the highest bidder for cash
the in-terest in the said
de-scribed real property
secured by said trust deed,
which the grantor had well
as any other per-son owing
an obligation, fault has
been recorded at the time
of the execution by grantor
of said trust deed together
with any interest which
for which the foreclo-
sure is made is grantor's
successors in interest
when due the following
cution of said trust
deed, to satisfy the any
foregoing obligations

Both the beneficiary and the trustee, Oregon, sell at public
auction to the highest bidder for cash the in-terest in the said
de-scribed real property secured by said trust deed, which the
grantor had well as any other per-son owing an obligation,
fault has been recorded at the time of the execution by grantor
of said trust deed together with any interest which for which the
foreclosure is made is grantor's successors in interest when due
the following cution of said trust deed, to satisfy the any
foregoing obligations

Monthly Payments:
Delinquent monthly
payments from July 1,
1998 through February
1, 1999, amounting to
\$1,400.00

DATED: February 9,
1999.
Krista L. White, Trustee,
State of Washington

RECEIVED
JUN 03 1999

BISHOP, LYNCH, & WHITE, P.S.

23878

State of Oregon, County of Klamath
Recorded 6/17/99, at 11:07 a. m.
In Vol. M99 Page 23871

Linda Smith,
County Clerk

Fee \$ 45 KR

Unofficial
Copy