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BROWN, HUGHES, BIRD & ROLE

TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: LEA FRASIER

Trustee: JOSEPHINE COUNTY TITLE COMPANY, an Oregon Corporation

Successor Trustee: MICHAEL J. BIRD

Beneficiary: FRED A. WALLACE AND PATRICIA A. WALLACE, or the survivor thereof; Said beneficial interest of Wallace was assigned to LIE TAN, by instrument recorded November 6, 1998, Vol M98, Page 40812, Official Records of Klamath County, Oregon,

2. Property covered by the trust deed:

The South 100 feet of TRACT 60, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address:

1764 IVORY

KLAMATH FALLS, OR 97603

3. The trust deed was dated January 16, 1997, recorded January 16, 1998, in the mortgage records of Klamath County, Oregon, as Volume No. M98, at page 1626, Official Records of Klamath County, Oregon; Said beneficial interest of Wallace was assigned to LIE TAN, by instrument recorded November 6, 1998, Vol M98, Page 40812, Official Records of Klamath County, Oregon,

4. Default for which foreclosure is made is failure to pay the following:

(a) Monthly payments of \$590.63 each commencing February 13, 1998 and

thereafter,

- (b) 1998-99 delinquent real property taxes, plus interest thereon.
 - (c) Assessment charges of Enterprise Irrigation District plus interest, if any;
 - (d) Assessment charges of Klamath County Drainage District plus interest, if any;
 - (e) Assessment charges of South Suburban Sanitary District plus interest, if any;
 - (f) Assessment charges of North Shasta Lighting District plus interest, if any;
5. The sums owing on the obligation secured by the trust deed is:
- (a) The principal sum of \$47,250, with interest thereon at the rate of 15.000 percent per annum beginning January 13, 1998, until paid;
 - (b) 1998-99 delinquent real property taxes, plus interest thereon.
 - (c) Assessment charges of Enterprise Irrigation District plus interest, if any;
 - (d) Assessment charges of Klamath County Drainage District plus interest, if any;
 - (e) Assessment charges of South Suburban Sanitary District plus interest, if any;
 - (f) Assessment charges of North Shasta Lighting District plus interest, if any;
 - (g) Title expense, costs, trustee's fees and attorney's 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 beneficiary's interest therein.
6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of default was recorded on April 22, 1999, in Volume M99, Page 14924, MTC 47776, Official Records of Klamath County, Oregon.
7. The property will be sold in the manner prescribed by law on September 7, 1999, at 10:00 o'clock, A.M., standard time as established by ORS 187.110, at the front steps of AmeriTitle, 222 South Sixth Street, Klamath Falls, Oregon, 97601, Klamath County, Oregon, 97601, which is the hour, date and place last set for the sale.
8. Interested persons are notified of the right under ORS 86.753 to have this 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, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice, at any time prior to five (5) days before the date the successor trustee conducts the sale.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 26 day of April, 1999.



MICHAEL J. BIRD, SUCCESSOR TRUSTEE

State of Oregon, County of Klamath
Recorded 8/23/99, at 11:26 a. m.
In Vol. M99 Page 33839
Linda Smith,
County Clerk Fee \$ 25 RD