

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Melanie D. Jones as grantor, to First American Title Insurance Company of Oregon as trustee, in favor of Associates Financial Services Company of Oregon, Inc., as beneficiary, dated May 29, 1998 recorded June 15, 1998 in the mortgage records of Klamath County, Oregon, in book M-98 at page 20269 as recorder's fee no. 59748, covering the following described real property situated in said county and state, to-wit:

*Lot 6, Block 213, MILLS SECOND 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. EXCEPTING THEREFROM the West 1 foot.*

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 for March 1999 through July 1999, in the amount of \$2,869.50, plus real property taxes for 1998-99.

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:

As of March 1, 1999 the principal sum of \$50,415.87 plus interest thereafter; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 18, 1999, at the hour of 11:00 a.m., in accord with the standard of time established by ORS 187.110, at the center entrance to the Post Office Building also known as the Federal Building, 317 South 7<sup>th</sup> Street, 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 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) 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 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. The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED: July 12, 1999

*Paul S. Cosgrove*  
Paul S. Cosgrove, Successor Trustee

State of Oregon, County of Multnomah ) ss:

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

Laura L. Henderson, For said Trustee

FOR ADDITIONAL INFORMATION  
CALL (503) 226-7677

State of Oregon, County of Klamath  
Recorded 11/08/99, at 3:27 p.m.  
In Vol. M99 Page 44620  
Linda Smith,  
County Clerk Fee \$ 10<sup>00</sup>