

Reference is made to that certain trust deed made by TRUSTEE OF THE CLYDE COLLINS LIVING TRUST, Grantor, AMERITITLE as the trustee, and DANIEL REGNART AND LUCY REGNART as tenants in common, each as to an undivided 50% interest, as the beneficiaries under that certain trust deed dated February 8, 2000, and recorded February 8, 2000, in Volume No. M00 page 4087, Microfilm Records of Klamath County, Oregon. The beneficial interest under said Trust Deed was awarded to Lucy Regnart per Circuit Court Case 99-1095 CV, Judgment and Decree of Dissolution, filed July 12, 2000.

Said trust deed covers the following-described real property:

Lots 4, 5 and 6 in Block 64 of LAKEVIEW 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.

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 of which the foreclosure is made is grantor's failure to pay when due the following sums:

Payments in the amount of \$1,076.50, including interest at the rate of 8.5 percent per annum (principal amount owing to date is \$139,659.18), plus collection escrow fee of \$5.00 each payment, due and payable on March 4, 2001, and each and every month thereafter, plus taxes for the fiscal year 2000-2001 delinquent in the amount of \$777.48 plus interest, and taxes for the fiscal year 2001-2002, a lien not yet due and payable; Account No: 3809-029BA-06200-000, Key No. 185766.

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:

\$146,128.67 plus interest at the rate of \$32.5234 per day from September 18, 2001, plus taxes for the fiscal year 2000-2001 delinquent in the amount of \$777.48 plus interest, and taxes for the fiscal year 2001-2002, a lien not yet due and payable; Account No: 3809-029BA-06200-000, Key No. 185766.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 13, 2002, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Klamath County Courthouse, front steps, 316 Main 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 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. 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 to 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 of tendering the performance necessary to cure the default, by paying all costs and

TRUSTEE'S NOTICE OF SALE

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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, together with reasonable collection escrow reinstatement fee.

**We are attempting to collect a debt and any information we obtain will be used for that purpose.**

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 which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED:

Oct. 9, 2001

  
Trustee

**51231**

State of Oregon, County of Klamath  
Recorded 10/09/01 at 11:12 m.  
In Vol. M01 Page 51229  
Linda Smith,  
County Clerk Fee\$ 31.00