

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Deed of Trust and Assignment of Leases and Rents (the "Trust Deed") made by [Borrower] as grantor (the "Grantor"), to [Trustee], Esq. as trustee (the "Trustee"), in favor of [Lender] as beneficiary, (the "Beneficiary"), dated _____, recorded _____, in the Records of _____ County, Oregon, as document No. _____ covering the following described real property (the "Property") situated in the above-mentioned county and state, to-wit:

_____ commonly known as _____.

Both the Beneficiary and the Trustee have elected to sell the 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, together with all subsequent sums advanced by Beneficiary pursuant to the terms and conditions of the Trust Deed, or as a result of the following action or inaction:

- 1. Failure of the Grantor to

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, those sums being the following estimated amounts, to-wit:

- 1. Unpaid Principal: \$
- 2. Accrued and unpaid interest through and including _____ 2007 (and continuing at the combined stated and default rate of \$_____/day): \$
- 3. Late Charges as of _____, 2007: \$
- 4. Attorney Fees and Costs, as of _____, 2007 (and continuing): \$
- 5. Trustee's Sale Guarantee Report: \$
- 6. Subtotal: \$
- 7. Plus title expenses, trustee's fees, recording fees, and additional attorneys' fees incurred herein by reason of said default and any further sums advanced by the Beneficiary for the protection of the Property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned Trustee will on **Friday, _____, 2008**, at the hour of **10:00 a.m.**, in accord with the standard of time established by ORS 187.110, at the following place: the front outside steps to the _____ County Courthouse, _____ sell at public auction to the highest bidder for cash the interest in the 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, if applicable.

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 the Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: _____, 2007

Trustee:

[Trustee], Esq.

STATE OF OREGON)
) ss:
County of Multnomah)

On _____, 2007 before me, personally appeared [Trustee], Esq., personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public - State of Oregon
My Commission Expires: _____

I, the undersigned, certify that I am attorney for the trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

[Attorney]

If the foregoing is a COPY to be served pursuant to Serve:
ORS 86.740 or ORS 86.750(1), fill in opposite the name
and address of party to be served.

CONTACT INFORMATION FOR TRUSTEE'S COUNSEL:

