

SECURITIES AND EXCHANGE COMMISSION

FORM 8-K

Current report filing

Filing Date: **1996-01-11** | Period of Report: **1995-12-31**
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FILER

TRANSAMERICA OCCIDENTAL LIFE INSURANCE CO /CA/

CIK: **837757** | IRS No.: **951060502** | State of Incorpor.: **CA** | Fiscal Year End: **1231**
Type: **8-K** | Act: **34** | File No.: **000-17956** | Film No.: **96502672**
SIC: **6189** Asset-backed securities

Mailing Address
1150 S OLIVE ST
LOS ANGELES CA 90015

Business Address
1150 S OLIVE ST
LOS ANGELES CA 90015
2137424000

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported):

January 15, 1996

January 15, 1996

TRANSAMERICA OCCIDENTAL LIFE INSURANCE COMPANY

(Exact name of Registrant as specified in its charter)

California	33-23781	95-1060502
-----	-----	-----
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)

1150 South Olive Street	
Los Angeles, California	(90015)
(Address of principal executive offices)	(Zip Code)

Registrant's telephone number, including area code: (213) 742-4000

Item 5. Other Events

On January 15, 1996, the Registrant, as servicer of the trust fund (the

"Trust Fund") created under the Pooling and Servicing Agreement (the "Agreement") dated as of May 22, 1989 between Registrant and Security Pacific National Trust Company (New York), as trustee, made a monthly distribution of principal and interest from the Trust Fund to the holders of Registrant's Senior Commercial Mortgage Pass-Through Certificates, Series 1989-1.

Registrant hereby files the attached Distribution Date Statement, dated January 15, 1996, prepared by Registrant and sent to the Trustee as required by Section 4.01(i) of the Agreement.

Item 7. Financial Statements and Exhibits

The following exhibit is filed as part of this report:

Number	Exhibit
1.	Distribution Date Statement (for the January 15, 1996 distribution to Senior Certificateholders) dated January 15, 1996.

S I G N A T U R E

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

TRANSAMERICA OCCIDENTAL LIFE INSURANCE COMPANY

By Alan T. Cunningham
Alan T. Cunningham
Vice President and
Deputy General Counsel

January 11, 1996

EXHIBIT 1

<TABLE>
 <CAPTION>
 Distribution Date: 15-Jan-96
 Monthly Cut-Off Date: 31-Dec-95

TRANSAMERICA OCCIDENTAL
 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
 SERIES 1989-1
 DISTRIBUTION DATE STATEMENT
 Mortgage Payments Report (i) (ii) (iii)

Loan Number	Net Coupon	2nd Preceding Monthly Cut-Off Principal Balance	2nd Preceding Monthly Cut-Off:		Scheduled Principal Due	Scheduled Balloon Amounts Due	(i)A	(i)B	(i)A
			Senior (1) Mortgage Principal Balance (before (iii) of SMPB)	Senior (2) Mortgage Principal Balance (after (iii) of SMPB)			Preceding Distribution Period Payments Credited to Mortgage Loan Payment Record	3.03c i Scheduled Principal Received	3.03c ii Net Interest Received
17147748	13.15775	39,344,908	34,604,132	34,604,132	62,192	0	55,613	279,658	5,638,398
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
122753	9.1250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
124366	9.8750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
124896	9.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
127579	9.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128290	10.7500%	1,253,270.23	0.00	0.00	1,110.76	0.00	1,110.76	11,227.21	0.00
128335	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128537	9.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128584	9.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128687	9.1250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128688	9.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128703	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128940	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
129142	9.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
129155	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
129204	9.6000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
129385	9.1250%	953,502.95	248,472.75	248,472.75	0.00	0.00	0.00	14,749.77	953,502.95
129447	9.5500%	750,092.58	699,261.68	699,261.68	0.00	0.00	0.00	10,101.30	750,092.58
130035	9.6000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130326	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130338	9.6250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130362	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130415	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130422	9.1250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130534	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130539	9.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130669	9.1250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130779	9.1250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130796	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130836	9.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130856	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
131925	9.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
131930	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
132055	9.1250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
132192	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
133066	9.6250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
133125	9.1250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
133126	9.1250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
133133	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
133190	9.6250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
133195	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
133511	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
134247	9.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
134248	9.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
134249	9.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135072	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135073	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135074	9.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135104	9.6250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135106	9.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135127	10.0000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

135133	9.6250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135242	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135243	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135244	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135246	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135247	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135249	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135250	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135252	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135253	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135254	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135255	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135256	9.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135257	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135259	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135370	10.6250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135374	9.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135389	9.8750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135390	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135391	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135402	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135405	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135406	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135407	10.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135408	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135413	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135414	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135483	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135494	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135512	9.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135641	10.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135725	10.3750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135969	12.6250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136018	10.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136104	12.0000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136129	10.0000%	3,934,802.93	3,698,698.06	3,698,698.06	0.00	0.00	0.00	37,270.19	3,934,802.93	0.00
136132	11.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136133	10.0000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136156	12.8750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136164	11.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136170	11.6250%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136173	13.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
136176	9.8750%	6,221,403.11	5,848,092.52	5,848,092.52	7,536.91	0.00	7,536.91	51,196.96	0.00	0.00
136177	12.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136178	12.2500%	486,848.72	457,635.73	457,635.73	831.65	0.00	831.65	4,969.92	0.00	0.00
136216	13.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136223	12.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136224	12.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136225	12.8750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136226	11.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136232	12.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136236	12.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136415	12.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136418	12.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136421	11.8000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136425	11.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136426	11.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136428	11.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136434	12.5000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136435	12.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136436	12.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136454	12.8750%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136455	12.8500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136456	12.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136463	11.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136464	11.7500%	(0.50)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136467	10.7500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136468	11.6250%	4,035,587.95	3,769,455.44	3,769,455.44	3,074.28	0.00	0.00	0.00	0.00	0.00
136473	11.0000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136474	11.0000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136476	10.7500%	1,484,536.17	1,395,456.76	1,395,456.76	1,628.75	0.00	1,628.75	13,298.97	0.00	0.00
136477	10.5000%	2,510,355.74	2,359,723.74	2,359,723.74	2,266.82	0.00	2,266.82	21,965.61	0.00	0.00
136478	10.2500%	3,764,967.71	3,041,309.46	3,041,309.46	3,263.66	0.00	0.00	0.00	0.00	0.00
136479	10.0000%	3,063,132.58	2,852,808.76	2,852,808.76	3,666.95	0.00	3,425.73	25,526.12	0.00	0.00
136487	9.7500%	6,222,983.85	5,849,616.74	5,849,616.74	5,184.80	0.00	5,184.80	50,561.74	0.00	0.00
136488	10.0000%	4,317,808.36	4,058,721.54	4,058,721.54	3,468.72	0.00	3,468.72	35,981.74	0.00	0.00
136489	9.7500%	345,615.86	324,877.44	324,877.44	30,159.12	0.00	30,159.12	2,808.13	0.00	0.00
136491	10.2500%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Fund Withdra		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

<FN>
The second half of table follows below.

</FN>
</TABLE>

<TABLE>
<CAPTION>

Distribution Date: 15-Jan-96
Monthly Cut-Off Date: 31-Dec-95

TRANSAMERICA OCCIDENTAL
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 1989-1
DISTRIBUTION DATE STATEMENT
Mortgage Payments Report (i) (ii) (iii)

(ii) Preceding Distribution Credited to Mortgage Loan Payment Record	(i)A 3.03c i Balloon Amounts Received	(i)C 3.03c iii Property Protection Expenses	3.03c iv-x Other Amounts Received	Total Distributable Cash Flow	(ii), (iii)A Preceding Monthly Cut-Off Principal Balance	(ii), (iii)B Mortgage Principal Balance (before (iii) of SMPB)	(ii), (iii)B Mortgage Principal Balance (after (iii) of SMPB)	(ii)A-I Preceding Monthly Cut-Off: Senior (1) Senior (2) Payment Description
17147748	0	0	5,501	5,979,170	33,650,898	28,873,470	28,873,470	
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
122753	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
124366	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
124896	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
127579	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
128290	0.00	0.00	0.00	12,337.97	1,252,159.47	0.00	0.00	NA
128335	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
128537	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
128584	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
128687	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
128688	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
128703	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
128940	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
129142	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
129155	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
129204	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
129385	0.00	0.00	0.00	968,252.72	0.00	0.00	0.00	NA
129447	0.00	0.00	0.00	760,193.88	0.00	0.00	0.00	NA
130035	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130326	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130338	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130362	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130415	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130422	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130534	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130539	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130669	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130779	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130796	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130836	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
130856	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
131925	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
131930	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
132055	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
132192	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
133066	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
133125	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
133126	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
133133	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
133190	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
133195	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
133511	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
134247	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
134248	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
134249	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135072	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135073	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135074	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135104	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135106	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135127	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135133	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135242	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135243	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135244	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135246	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135247	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135249	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA

135250	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135252	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135253	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135254	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135255	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135256	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135257	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135259	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135370	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135374	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135389	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135390	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135391	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135402	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135405	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135406	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135407	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135408	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135413	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135414	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135483	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135494	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135512	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135641	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135725	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
135969	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136104	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136129	0.00	0.00	0.00	3,972,073.12	0.00	0.00	0.00	0.00	0.00	NA
136132	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136133	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136156	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136164	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136170	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
136173	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136176	0.00	0.00	0.00	0.00	58,733.87	6,213,866.20	5,841,007.86	5,841,007.86	5,841,007.86	NA
136177	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136178	0.00	0.00	0.00	0.00	5,801.57	486,017.07	456,853.99	456,853.99	456,853.99	NA
136216	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136223	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136224	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136225	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136226	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136232	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136236	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136415	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136418	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136421	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136425	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136426	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136428	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136434	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136435	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136436	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136454	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136455	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136456	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136463	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136464	0.00	0.00	0.00	0.00	0.00	(0.50)	0.00	0.00	0.00	NA
136467	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136468	0.00	0.00	0.00	0.00	0.00	4,035,587.95	3,766,565.63	3,766,565.63	3,766,565.63	NA
136473	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136474	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
136476	0.00	0.00	0.00	0.00	14,927.72	1,482,907.42	1,393,925.74	1,393,925.74	1,393,925.74	NA
136477	0.00	0.00	0.00	0.00	24,232.43	2,508,088.92	2,357,592.94	2,357,592.94	2,357,592.94	NA
136478	0.00	0.00	0.00	0.00	0.00	3,764,967.71	2,011,430.54	2,011,430.54	2,011,430.54	NA
136479	0.00	0.00	0.00	0.00	28,951.85	3,059,706.85	2,849,361.84	2,849,361.84	2,849,361.84	NA
136487	0.00	0.00	0.00	0.00	55,746.54	6,217,799.05	5,844,743.05	5,844,743.05	5,844,743.05	NA
136488	0.00	0.00	0.00	0.00	39,450.46	4,314,339.64	4,055,460.96	4,055,460.96	4,055,460.96	NA
136489	0.00	0.00	0.00	0.00	32,967.25	315,456.74	296,528.00	296,528.00	296,528.00	NA
136491	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
Reserve	0.00	0.00	5,501.00	5,501.00	0.00	0.00	0.00	0.00	0.00	NA

<FN>

- (1) Senior Mortgage Principal Balance (SMPB) used for purposes of determining the Senior Distribution Amount. (2) Assumes (per definition) that Senior Mortgage Principal Balances (SMPB) of certain Mortgage Loans are reduced, if appli
- Loan #136479 is Delinquent mortgage loan and has a paid to date of 4/01/95.
 - Loan #136478 was foreclosed as of March 15, 1995 and the Mortgaged Property was acquired by the Trust.
 - Loan #136468 is a delinquent mortgage loan and has a paid to date of 4/01/95.
 - Loan #128290 is a delinquent balloon mortgage loan and has a paid to date of 11/01/95.

</FN>
</TABLE>

<TABLE>
<CAPTION>

Distribution Date: 15-Jan-96
Monthly Cut-Off Date: 31-Dec-95

TRANSAMERICA OCCIDENTAL
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 1989-1

DISTRIBUTION DATE STATEMENT
Mortgage Payments Report (iii)

Loan Number	(iii)C	(ii),(iii)D		(iii)E,F	2nd Preceding	Preceding	
	2nd Preceding Monthly Cut-off Senior Certificate Value (after (iii) of SMPB)	Preceding Monthly Senior Certificate Value (before (iii) of SMPB)	Monthly Cut-Off: Senior Certificate Value (after (iii) of SMPB)	MORTGAGE LOANS:	Monthly Cut-Off Senior Certificate Value (after (iii) of SMPB)	Monthly Cut-Off: Senior Certificate Value (before (iii) of SMPB)	Monthly Cut-Off: Senior Certificate Value (after (iii) of SMPB)
	34,604,130	28,873,470	28,873,470		31,562,820	26,862,040	26,862,040
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
122753	0.00	0.00	0.00		0.00	0.00	0.00
124366	0.00	0.00	0.00		0.00	0.00	0.00
124896	0.00	0.00	0.00		0.00	0.00	0.00
127579	0.00	0.00	0.00		0.00	0.00	0.00
128290	0.00	0.00	0.00		0.00	0.00	0.00
128335	0.00	0.00	0.00		0.00	0.00	0.00
128537	0.00	0.00	0.00		0.00	0.00	0.00
128584	0.00	0.00	0.00		0.00	0.00	0.00
128687	0.00	0.00	0.00		0.00	0.00	0.00
128688	0.00	0.00	0.00		0.00	0.00	0.00
128703	0.00	0.00	0.00		0.00	0.00	0.00
128940	0.00	0.00	0.00		0.00	0.00	0.00
129142	0.00	0.00	0.00		0.00	0.00	0.00
129155	0.00	0.00	0.00		0.00	0.00	0.00
129204	0.00	0.00	0.00		0.00	0.00	0.00
129385	248,472.75	0.00	0.00		248,472.75	0.00	0.00
129447	699,261.68	0.00	0.00		699,261.68	0.00	0.00
130035	0.00	0.00	0.00		0.00	0.00	0.00
130326	0.00	0.00	0.00		0.00	0.00	0.00
130338	0.00	0.00	0.00		0.00	0.00	0.00
130362	0.00	0.00	0.00		0.00	0.00	0.00
130415	0.00	0.00	0.00		0.00	0.00	0.00
130422	0.00	0.00	0.00		0.00	0.00	0.00
130534	0.00	0.00	0.00		0.00	0.00	0.00
130539	0.00	0.00	0.00		0.00	0.00	0.00
130669	0.00	0.00	0.00		0.00	0.00	0.00
130779	0.00	0.00	0.00		0.00	0.00	0.00
130796	0.00	0.00	0.00		0.00	0.00	0.00
130836	0.00	0.00	0.00		0.00	0.00	0.00
130856	0.00	0.00	0.00		0.00	0.00	0.00
131925	0.00	0.00	0.00		0.00	0.00	0.00
131930	0.00	0.00	0.00		0.00	0.00	0.00
132055	0.00	0.00	0.00		0.00	0.00	0.00
132192	0.00	0.00	0.00		0.00	0.00	0.00
133066	0.00	0.00	0.00		0.00	0.00	0.00
133125	0.00	0.00	0.00		0.00	0.00	0.00
133126	0.00	0.00	0.00		0.00	0.00	0.00
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
133133	0.00	0.00	0.00		0.00	0.00	0.00
133190	0.00	0.00	0.00		0.00	0.00	0.00
133195	0.00	0.00	0.00		0.00	0.00	0.00
133511	0.00	0.00	0.00		0.00	0.00	0.00
134247	0.00	0.00	0.00		0.00	0.00	0.00
134248	0.00	0.00	0.00		0.00	0.00	0.00
134249	0.00	0.00	0.00		0.00	0.00	0.00
135072	0.00	0.00	0.00		0.00	0.00	0.00
135073	0.00	0.00	0.00		0.00	0.00	0.00
135074	0.00	0.00	0.00		0.00	0.00	0.00
135104	0.00	0.00	0.00		0.00	0.00	0.00
135106	0.00	0.00	0.00		0.00	0.00	0.00
135127	0.00	0.00	0.00		0.00	0.00	0.00
135133	0.00	0.00	0.00		0.00	0.00	0.00
135242	0.00	0.00	0.00		0.00	0.00	0.00
135243	0.00	0.00	0.00		0.00	0.00	0.00
135244	0.00	0.00	0.00		0.00	0.00	0.00
135246	0.00	0.00	0.00		0.00	0.00	0.00
135247	0.00	0.00	0.00		0.00	0.00	0.00
135249	0.00	0.00	0.00		0.00	0.00	0.00
135250	0.00	0.00	0.00		0.00	0.00	0.00
135252	0.00	0.00	0.00		0.00	0.00	0.00

135253	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135254	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135255	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135256	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135257	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135259	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135370	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135374	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135389	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135390	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135391	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135402	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135405	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135406	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135407	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135408	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135413	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135414	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135483	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135494	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135512	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135641	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135725	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135969	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136018	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136104	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136129	3,698,698.06	0.00	0.00	3,698,698.06	0.00	0.00	0.00
136132	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136133	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136156	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136164	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136170	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136173	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136176	5,848,092.52	5,841,007.86	5,841,007.86	5,848,092.52	5,841,007.86	5,841,007.86	5,841,007.86
136177	0.00	0.00	0.00	0.00	0.00	0.00	0.00

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
136178	457,635.73	456,853.99	456,853.99	457,635.73	456,853.99	456,853.99	456,853.99
136216	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136223	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136224	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136225	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136226	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136232	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136236	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136415	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136418	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136421	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136425	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136426	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136428	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136434	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136435	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136436	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136454	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136455	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136456	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136463	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136464	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136467	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136468	3,769,455.44	3,766,565.63	3,766,565.63	3,769,455.44	3,766,565.63	3,766,565.63	3,766,565.63
136473	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136474	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136476	1,395,456.76	1,393,925.74	1,393,925.74	1,395,456.76	1,393,925.74	1,393,925.74	1,393,925.74
136477	2,359,723.74	2,357,592.94	2,357,592.94	2,359,723.74	2,357,592.94	2,357,592.94	2,357,592.94
136478	3,041,309.46	2,011,430.54	2,011,430.54	0.00	0.00	0.00	0.00
136479	2,852,808.76	2,849,361.84	2,849,361.84	2,852,808.76	2,849,361.84	2,849,361.84	2,849,361.84
136487	5,849,616.74	5,844,743.05	5,844,743.05	5,849,616.74	5,844,743.05	5,844,743.05	5,844,743.05
136488	4,058,721.54	4,055,460.96	4,055,460.96	4,058,721.54	4,055,460.96	4,055,460.96	4,055,460.96
136489	324,877.44	296,528.00	296,528.00	324,877.44	296,528.00	296,528.00	296,528.00
136491	0.00	0.00	0.00	0.00	0.00	0.00	0.00

<FN>
The second half of table follows below.
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</TABLE>

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(iii)E,F 2nd Preceding Preceding
FORECLOSED Monthly Cut-Off Monthly Cut-Off
MORTGAGE Senior Senior Senior
LOANS: Certificate Certificate Certificate
 Value Value Value

Loan Number	(after (iii) of SMPB)	(before (iii) of SMPB)	(after (iii) of SMPB)
	3,041,309	2,011,431	2,011,431
<S>	<C>	<C>	<C>
122753	0.00	0.00	0.00
124366	0.00	0.00	0.00
124896	0.00	0.00	0.00
127579	0.00	0.00	0.00
128290	0.00	0.00	0.00
128335	0.00	0.00	0.00
128537	0.00	0.00	0.00
128584	0.00	0.00	0.00
128687	0.00	0.00	0.00
128688	0.00	0.00	0.00
128703	0.00	0.00	0.00
128940	0.00	0.00	0.00
129142	0.00	0.00	0.00
129155	0.00	0.00	0.00
129204	0.00	0.00	0.00
129385	0.00	0.00	0.00
129447	0.00	0.00	0.00
130035	0.00	0.00	0.00
130326	0.00	0.00	0.00
130338	0.00	0.00	0.00
130362	0.00	0.00	0.00
130415	0.00	0.00	0.00
130422	0.00	0.00	0.00
130534	0.00	0.00	0.00
130539	0.00	0.00	0.00
130669	0.00	0.00	0.00
130779	0.00	0.00	0.00
130796	0.00	0.00	0.00
130836	0.00	0.00	0.00
130856	0.00	0.00	0.00
131925	0.00	0.00	0.00
131930	0.00	0.00	0.00
132055	0.00	0.00	0.00
132192	0.00	0.00	0.00
133066	0.00	0.00	0.00
133125	0.00	0.00	0.00
133126	0.00	0.00	0.00
133133	0.00	0.00	0.00
133190	0.00	0.00	0.00
133195	0.00	0.00	0.00
133511	0.00	0.00	0.00
134247	0.00	0.00	0.00
134248	0.00	0.00	0.00
134249	0.00	0.00	0.00
<S>	<C>	<C>	<C>
135072	0.00	0.00	0.00
135073	0.00	0.00	0.00
135074	0.00	0.00	0.00
135104	0.00	0.00	0.00
135106	0.00	0.00	0.00
135127	0.00	0.00	0.00
135133	0.00	0.00	0.00
135242	0.00	0.00	0.00
135243	0.00	0.00	0.00
135244	0.00	0.00	0.00
135246	0.00	0.00	0.00
135247	0.00	0.00	0.00
135249	0.00	0.00	0.00
135250	0.00	0.00	0.00
135252	0.00	0.00	0.00
135253	0.00	0.00	0.00
135254	0.00	0.00	0.00
135255	0.00	0.00	0.00
135256	0.00	0.00	0.00
135257	0.00	0.00	0.00
135259	0.00	0.00	0.00
135370	0.00	0.00	0.00
135374	0.00	0.00	0.00
135389	0.00	0.00	0.00
135390	0.00	0.00	0.00
135391	0.00	0.00	0.00
135402	0.00	0.00	0.00
135405	0.00	0.00	0.00
135406	0.00	0.00	0.00
135407	0.00	0.00	0.00
135408	0.00	0.00	0.00
135413	0.00	0.00	0.00
135414	0.00	0.00	0.00

135483	0.00	0.00	0.00
135494	0.00	0.00	0.00
135512	0.00	0.00	0.00
135641	0.00	0.00	0.00
135725	0.00	0.00	0.00
135969	0.00	0.00	0.00
136018	0.00	0.00	0.00
136104	0.00	0.00	0.00
136129	0.00	0.00	0.00
136132	0.00	0.00	0.00
136133	0.00	0.00	0.00
136156	0.00	0.00	0.00
136164	0.00	0.00	0.00
136170	0.00	0.00	0.00
136173	0.00	0.00	0.00
136176	0.00	0.00	0.00
136177	0.00	0.00	0.00
136178	0.00	0.00	0.00
136216	0.00	0.00	0.00
136223	0.00	0.00	0.00
136224	0.00	0.00	0.00
136225	0.00	0.00	0.00
136226	0.00	0.00	0.00
136232	0.00	0.00	0.00

<S>	<C>	<C>	<C>	
136236	0.00	0.00	0.00	0.00
136415	0.00	0.00	0.00	0.00
136418	0.00	0.00	0.00	0.00
136421	0.00	0.00	0.00	0.00
136425	0.00	0.00	0.00	0.00
136426	0.00	0.00	0.00	0.00
136428	0.00	0.00	0.00	0.00
136434	0.00	0.00	0.00	0.00
136435	0.00	0.00	0.00	0.00
136436	0.00	0.00	0.00	0.00
136454	0.00	0.00	0.00	0.00
136455	0.00	0.00	0.00	0.00
136456	0.00	0.00	0.00	0.00
136463	0.00	0.00	0.00	0.00
136464	0.00	0.00	0.00	0.00
136467	0.00	0.00	0.00	0.00
136468	0.00	0.00	0.00	0.00
136473	0.00	0.00	0.00	0.00
136474	0.00	0.00	0.00	0.00
136476	0.00	0.00	0.00	0.00
136477	0.00	0.00	0.00	0.00
136478	3,041,309.46	2,011,430.54	2,011,430.54	
136479	0.00	0.00	0.00	0.00
136487	0.00	0.00	0.00	0.00
136488	0.00	0.00	0.00	0.00
136489	0.00	0.00	0.00	0.00
136491	0.00	0.00	0.00	0.00

<FN>
a. Loan #136479 is Delinquent mortgage loan and has a paid to date of 4/01/95.
b. Loan #136478 was foreclosed as of March 15, 1995 and the Mortgaged Property was acquired by the Trust
c. Loan #136468 is a delinquent mortgage loan and has a paid to date of 4/01/95.
d. Loan #128290 is a delinquent balloon mortgage loan and has a paid to date of 11/01/95.
</FN>
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Distribution Date: 15-Jan-96 TRANSAMERICA OCCIDENTAL
Monthly Cut-Off Date: 31-Dec-95 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 1989-1

DISTRIBUTION DATE STATEMENT
Mortgage Payments Report (ii)A-I
Additional Reporting Requirements

Loan Number	Loan Number	Current Payment Description	Additional Requirement:
<S>	<C>	<C>	<C>
122753	122753	NA	Enter appropriate reason: PAID IN FULL 1993.
124366	124366	NA	Enter appropriate reason: PAID IN FULL 1989.
124896	124896	NA	Enter appropriate reason: PAID IN FULL 1995.
127579	127579	NA	Enter appropriate reason: PAID IN FULL 1992.

<S>	<C>	<C>	<C>
128290	128290	DELQ. BALLOON	DELINQUENT BALLOON, PAID TO DATE 11/1/95. LOAN MATURED 8/1/95.
128335	128335	NA	N/A
128537	128537	NA	Enter appropriate reason: PAID IN FULL 1995.
128584	128584	NA	N/A
128687	128687	NA	N/A
128688	128688	NA	Enter appropriate reason: PAID IN FULL 1995.
128703	128703	NA	Enter appropriate reason: PAID IN FULL 1995.
128940	128940	NA	Enter appropriate reason: PAID IN FULL 1992.
129142	129142	NA	Enter appropriate reason: PAID IN FULL 1993.
129155	129155	NA	Enter appropriate reason: PAID IN FULL 1995.
129204	129204	NA	Enter appropriate reason: PAID IN FULL 1992.
129385	129385	NA	Enter appropriate reason: PAID IN FULL 1995.
129447	129447	NA	Enter appropriate reason: PAID IN FULL 1995.
130035	130035	NA	Enter appropriate reason: PAID IN FULL 1992.
130326	130326	NA	Enter appropriate reason: PAID IN FULL 1991.
130338	130338	NA	Enter appropriate reason: PAID IN FULL 1991.
130362	130362	NA	Enter appropriate reason: PAID IN FULL 1991.
130415	130415	NA	Enter appropriate reason: PAID IN FULL 1991.
130422	130422	NA	Enter appropriate reason: PAID IN FULL 1992.
130534	130534	NA	Enter appropriate reason: PAID IN FULL 1992.
130539	130539	NA	Enter appropriate reason: PAID IN FULL 1991.
130669	130669	NA	Enter appropriate reason: PAID IN FULL 1992.
130779	130779	NA	Enter appropriate reason: PAID IN FULL 1992.
130796	130796	NA	Enter appropriate reason: PAID IN FULL 1994.
130836	130836	NA	Enter appropriate reason: PAID IN FULL 1992.
130856	130856	NA	Enter appropriate reason: PAID IN FULL 1992.
131925	131925	NA	Enter appropriate reason: PAID IN FULL 1993.
131930	131930	NA	Enter appropriate reason: PAID IN FULL 1993.
132055	132055	NA	N/A
132192	132192	NA	Enter appropriate reason: PAID IN FULL 1993.
133066	133066	NA	Enter appropriate reason: PAID IN FULL 1991.
133125	133125	NA	Enter appropriate reason: PAID IN FULL 1994.
133126	133126	NA	Enter appropriate reason: PAID IN FULL 1994.
133133	133133	NA	Enter appropriate reason: PAID IN FULL 1995.
133190	133190	NA	Enter appropriate reason: PAID IN FULL 1991.
133195	133195	NA	Enter appropriate reason: PAID IN FULL 1994.
133511	133511	NA	Enter appropriate reason: PAID IN FULL 1994.
134247	134247	NA	Enter appropriate reason: PAID IN FULL 1994.
134248	134248	NA	Enter appropriate reason: PAID IN FULL 1994.
134249	134249	NA	Enter appropriate reason: PAID IN FULL 1991.
135072	135072	NA	Enter appropriate reason: PAID IN FULL 1995.
135073	135073	NA	Enter appropriate reason: PAID IN FULL 1994.
135074	135074	NA	Enter appropriate reason: PAID IN FULL 1993.
135104	135104	NA	Enter appropriate reason: PAID IN FULL 1994.
135106	135106	NA	Enter appropriate reason: PAID IN FULL 1994.
135127	135127	NA	Enter appropriate reason: PAID IN FULL 1994.
135133	135133	NA	Enter appropriate reason: PAID IN FULL 1994.
135242	135242	NA	Enter appropriate reason: PAID IN FULL 1992.
135243	135243	NA	Enter appropriate reason: PAID IN FULL 1995.
135244	135244	NA	Enter appropriate reason: PAID IN FULL 1991.
135246	135246	NA	Enter appropriate reason: PAID IN FULL 1990.
135247	135247	NA	Enter appropriate reason: PAID IN FULL 1991.
135249	135249	NA	Enter appropriate reason: PAID IN FULL 1994.
135250	135250	NA	Enter appropriate reason: PAID IN FULL 1994.
135252	135252	NA	Enter appropriate reason: PAID IN FULL 1994.
135253	135253	NA	Enter appropriate reason: PAID IN FULL 1994.
135254	135254	NA	Enter appropriate reason: PAID IN FULL 1994.
135255	135255	NA	Enter appropriate reason: PAID IN FULL 1994.
135256	135256	NA	Enter appropriate reason: PAID IN FULL 1994.
135257	135257	NA	Enter appropriate reason: PAID IN FULL 1994.
135259	135259	NA	N/A
135370	135370	NA	Enter appropriate reason: PAID IN FULL 1990.
135374	135374	NA	Enter appropriate reason: PAID IN FULL 1991.
135389	135389	NA	Enter appropriate reason: PAID IN FULL 1991.
135390	135390	NA	Enter appropriate reason: PAID IN FULL 1995.
135391	135391	NA	N/A
135402	135402	NA	Enter appropriate reason: PAID IN FULL 1995.
135405	135405	NA	Enter appropriate reason: PAID IN FULL 1990.
135406	135406	NA	Enter appropriate reason: PAID IN FULL 1995.
135407	135407	NA	Enter appropriate reason: THE NOTE WAS SOLD IN NOVEMBER 1993.
135408	135408	NA	Enter appropriate reason: PAID IN FULL 1995.
135413	135413	NA	Enter appropriate reason: PROPERTY WAS SOLD 11/1/94
135414	135414	NA	Enter appropriate reason: PAID IN FULL 1995.
135483	135483	NA	Enter appropriate reason: PAID IN FULL 1993.
135494	135494	NA	Enter appropriate reason: PAID IN FULL 1995.
135512	135512	NA	Enter appropriate reason: PAID IN FULL 1995.
135641	135641	NA	Enter appropriate reason: PAID IN FULL 1994.
135725	135725	NA	Enter appropriate reason: PAID IN FULL 1993.
135969	135969	NA	Enter appropriate reason: PAID IN FULL 1990.
136018	136018	NA	Enter appropriate reason: PAID IN FULL 1993.
136104	136104	NA	Enter appropriate reason: PAID IN FULL 1990.
136129	136129	NA	Enter appropriate reason: PAID IN FULL 1995.
136132	136132	NA	Enter appropriate reason: PAID IN FULL 1992.

136133	136133	NA	Enter appropriate reason: PAID IN FULL 1995.
136156	136156	NA	Enter appropriate reason: PAID IN FULL 1991.
136164	136164	NA	Enter appropriate reason: PAID IN FULL 1989.
136170	136170	NA	Enter appropriate reason: PAID IN FULL 1993.
136173	136173	NA	Enter appropriate reason: PAID IN FULL 1990.
136176	136176	NA	N/A
136177	136177	NA	N/A
136178	136178	NA	N/A
136216	136216	NA	Enter appropriate reason: PAID IN FULL 1993.
<S>	<C>	<C>	<C>
136223	136223	NA	Enter appropriate reason: PAID IN FULL 1993.
136224	136224	NA	Enter appropriate reason: PAID IN FULL 1990.
136225	136225	NA	Enter appropriate reason: PAID IN FULL 1993.
136226	136226	NA	Enter appropriate reason: PAID IN FULL 1990.
136232	136232	NA	Enter appropriate reason: FORECLOSURE SALE 6/1/94.
136236	136236	FORECLOSED	Enter appropriate reason: PROPERTY ACQUISITION DATE: NOVEMBER 17,
136415	136415	NA	Enter appropriate reason: PAID IN FULL 1994.
136418	136418	NA	Enter appropriate reason: PAID IN FULL 1993.
136421	136421	NA	Enter appropriate reason: PAID IN FULL 1993.
136425	136425	NA	Enter appropriate reason: PAID IN FULL 1992.
136426	136426	NA	Enter appropriate reason: PAID IN FULL 1992.
136428	136428	NA	N/A
136434	136434	NA	Enter appropriate reason: PAID IN FULL 1994.
136435	136435	NA	Enter appropriate reason: PAID IN FULL 1992.
136436	136436	NA	Enter appropriate reason: PAID IN FULL 1994.
136454	136454	NA	Enter appropriate reason: PAID IN FULL 1995.
136455	136455	NA	Enter appropriate reason: PROPERTY WAS SOLD ON SEPTEMBER 28, 1994
136456	136456	NA	Enter appropriate reason: PAID IN FULL 1993.
136463	136463	NA	Enter appropriate reason: PAID IN FULL 1989.
136464	136464	NA	Enter appropriate reason: PAID IN FULL 1995.
136467	136467	NA	Enter appropriate reason: PAID IN FULL 1989.
136468	136468	DELINQUENT	Enter appropriate reason: PAID TO DATE 04/01/95.
136473	136473	NA	Enter appropriate reason: PROPERTY WAS SOLD ON NOVEMBER 18, 1993.
136474	136474	NA	Enter appropriate reason: PROPERTY WAS SOLD ON JUNE 14, 1993.
136476	136476	NA	N/A
136477	136477	NA	N/A
136478	136478	FORECLOSED	Enter appropriate reason: FORECLOSED ON 3/15/95. REO-106
136479	136479	DELINQUENT	Enter appropriate reason: DELINQUENT MORTGAGE LOAN PAID TO DATE 3
136487	136487	NA	N/A
136488	136488	NA	N/A
136489	136489	NA	N/A
136491	136491	NA	Enter appropriate reason: FORECLOSURE SALE ON 08/06/92.

</TABLE>

Distribution Date: 15-Jan-96
Monthly Cut-Off Date: 31-Dec-95
TRANSAMERICA OCCIDENTAL
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 1989-1

DISTRIBUTION DATE STATEMENT
Reserve Fund Report (iv)

A) Reserve Fund Amount	
The sum of:	
(i) Amount in Reserve Fund at Date of Determination	\$5,849,617
(ii) Amounts Due on 09-Jan-96 from Eligible Investments	0
(iii) Reinvestment Income earned at Assumed Reinvestment Rate on:	
(a) Cash Amount in Reserve Fund	0
Fr: 09-Jan-96 To: 14-Jan-96	
(b) Maturing Eligible Investments	0
Fr: Maturity To: 14-Jan-96	
Reserve Fund Amount	\$5,849,617
=====	
B) Reserve Fund Investment Amount	
excess of (i) over (ii):	
(i) Reserve Fund Amount	\$5,849,617
(ii) The result of:	
Preceding Distribution Date's Reserve Fund Amount (or amount at Closing)	5,855,118
Plus: Preceding Distribution Date's Reserve Fund Deposit Amount	0
Less: Preceding Distribution Date's Reserve Fund Withdrawal Amount	
Reduction in note amount	5,501
Cash withdrawal	0
result of (ii)	5,849,617

Reserve Fund Investment Amount	\$0
	=====
C) Reserve Fund Withdrawal Amount	
The sum of (i) and (ii):	
(i) Minimum Senior Distribution Shortfall Amount	\$0
(ii) Excess of a) over b):	
a) Reserve Fund Amount	5,849,617
Less: Minimum Senior Distribution	0
Shortfall Amount	-----
result of a)	5,849,617
b) Reserve Amount	-----
Greater of:	
4% of aggregate Senior Certificate	1,154,939
Value after (iii) of SMPB, and the	
largest single Senior Certificate Value	5,844,743
after (iii) of SMPB	-----
Reserve Amount	5,844,743

result of (ii)	4,874

Reserve Fund Withdrawal Amount - reduction in note	4,874
	=====
Reserve Fund Withdrawal Amount - Cash	\$0
	=====
D) Reserve Fund Deposit Amount	
Lesser of (i) and (ii):	
(i) Excess of:	
Reserve Amount over	\$5,844,743
Reserve Fund Amount	5,849,617

result of (i)	0

(ii) Distribution Amount	5,979,170
Less: Aggregate amount payable (other than	
reinvestment income) from the balance in the	
Certificate Account prior to the deposit of	
the Reserve Fund Deposit Amount in the	
Reserve Fund per the following clauses of	
4.04(d) (i) to:	
Servicer:	
1st Purchased Payment Amount	0
2nd Senior Expense Amount	0
Senior Certificateholders:	
3rd Accrued undistributed interest	(248,510)
4th Senior Principal Distribution Amount	(5,730,660)
Financial Security as Subrogee:	
5th Subrogated Interest Accrual Amount	0
6th Subrogated Interest Amount	0
7th Subrogated Principal Distribution Amount	0

total of (ii)	0

Reserve Fund Deposit Amount	\$0
	=====
E) Reserve Fund Balance immediately following	
such Distribution Date	
The sum of:	
Reserve Fund Amount	\$5,849,617
Reserve Fund Deposit Amount	0
Less: Reserve Fund Withdrawal Amount	
Reduction in note amount	(4,874)
Cash withdrawal	0

Reserve Fund Balance immediately following	\$5,844,743
such Distribution Date	=====

Distribution Date: 15-Jan-96
Monthly Cut-Off Date: 31-Dec-95

TRANSAMERICA OCCIDENTAL
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 1989-1

DISTRIBUTION DATE STATEMENT
Certificate Distributions Report (v)

A) Distribution Amount		
The sum of (i) and (ii)		
(i) Aggregate mortgage payments net of servicing and sub-servicing fees		\$5,979,170
(ii) Reserve Fund Withdrawal Amount - Cash		0

Distribution Amount		\$5,979,170
		=====
B) Minimum Senior Distribution Amount		
the sum of (a) and (b):		
(a) 30 days' accrued interest - Class A-1		100,726
30 days' accrued interest - Class A-2		147,784
(b) Minimum Senior Principal Distribution Amount		
The excess of (i) over (ii):		
(i) 2nd Preceding Senior Certificate Value after (iii) of SMPB	34,604,130	
(ii) Preceding Senior Certificate Value before (iii) of SMPB	(29,899,237)	

		4,704,893

Plus:		
Excess, if any, from preceding Distribution Date:		
Minimum Senior Principal Distribution Amount, over Principal Distributed to Senior Certificateholders from amounts in Certificate and Insurance Accounts	237,331	
	(237,331)	

		0

Minimum Senior Principal Distribution Amount	4,704,893	4,704,893

Minimum Senior Distribution Amount		\$4,953,403
		=====
C) Senior Distribution Amount		
The sum of (i) and (ii):		
(i) Accrued undistributed interest - Class A-1		\$100,726
Accrued undistributed interest - Class A-2		147,784
(ii) Senior Principal Distribution Amount		4,704,893

Senior Distribution Amount		\$4,953,403
		=====
D) Senior Principal Distribution Amount		
Maximum of (i) and (ii):		
(i) Minimum Senior Principal Distribution Amount:		\$4,704,893
(ii) Lesser of (a) and (b):		
(a) Maximum Senior Principal Distribution Amount: (including provisions (x) and (y) of definition)		
The sum of:		
1) Minimum Senior Principal Distribution Amount	4,704,893	
2) Senior Certificate Values (per (ii) of definition) before (iii) of SMPB	0	
3) Delinquent Balloon loan:#129447 Senior Cert Value	0	
4) Foreclosed loan :#136478 Senior Cert Value(R106)	2,011,431	
5) Delinquent Balloon loan:#128290 Senior Cert Value	0	
6) Delinquent Balloon loan:#129385 Senior Cert Value	0	

Maximum Senior Principal Distribution Amount	6,716,323	
		=====
(b) Distribution Amount less:		
(1) Aggregate Purchased Payment Amounts	5,979,170	
(2) Aggregate Senior Expense Amounts	0	
(3) Interest Distribution Amount	(248,510)	
(4) Reserve Fund Investment Amount	0	
(5) Subrogated Distribution Amount	0	

total of (b)	5,730,660	

result of (ii)	5,730,660	5,730,660

Senior Principal Distribution Amount		\$5,730,660
E) Minimum Senior Distribution Shortfall Amount		
Amount, if any, by which (a) exceeds (b):		
(a) Minimum Senior Distribution Amount		\$4,953,403
(b) Difference between (i) and (ii):		
(i) Amount shown in clause (i) under definition of Distribution Amount less:	5,979,170	
(ii) (A) Purchased Payment Amounts	0	
(ii) (B) Senior Expense Amounts	0	

result of (b)	5,979,170	(5,979,170)

Minimum Senior Distribution Shortfall Amount		\$0

=====

F) Junior Distribution Amount

(Is this a Deficiency Event Date ?) NO
(Is a Deficiency Event continuing ?) NO

Per 4.04(d) (i) On a Distribution Date
other than a Deficiency Event Date:

Distribution Amount	\$5,979,170
Less: Aggregate amounts (other than reinvestment income) payable from balance in Certificate Account prior to payment of Junior Distribution Amount:	
Servicer :	
1st Purchased Payment Amount	0
2nd Senior Expense Amount	0
Senior Certificateholders:	
3rd Accrued undistributed interest	(248,510)
4th Senior Principal Distribution Amount	(5,730,660)
Financial Security:	
5th Subrogated Interest Accrual Amount	0
6th Subrogated Interest Amount	0
7th Subrogated Principal Distribution Amount	0
8th Reserve Fund Deposit Amount:	0
Servicer :	
9th Junior Servicing Amount	0
10th Junior Expense Amount	0
11th Trust Fund Expense Amount	0

Junior Distribution Amount per 4.04(d) (i)	0

Per 4.04(d) (ii) On a Deficiency Event Date and every Distribution Date thereafter:

Distribution Amount	\$0
Less: Aggregate amounts (other than reinvestment income) payable from balance in Certificate Account prior to payment of Junior Distribution Amount:	
Servicer :	
1st Purchased Payment Amount	0
2nd Senior Expense Amount	0
3rd Trust Fund Expense Amount	0
Senior Certificateholders:	
4th Accrued undistributed interest	0
5th distributions of principal (without limit, preference, or priority of Class)	0
Financial Security:	
6th Subrogated Interest Accrual Amount	0
7th Subrogated Interest Amount	0
8th Subrogated Principal Distribution Amount	0
Servicer :	
9th Junior Servicing Amount	0
10th Junior Expense Amount	0

Junior Distribution Amount per 4.04(d) (ii)	0

Junior Distribution Amount for this Distribution Date 0

Less: Amount applied as offset pursuant to 4.02(c) 0

Junior Distribution Amount net of offset per 4.02(c) \$0

=====

G) Subrogated Interest Accrual Amount

The sum of (i) and (ii), less (iii):

(i) From: 16-Dec-95 to 09-Jan-96

Class A-1		
Subrogated Certificate Principal Balance before this payment	0	
Class A-1 Coupon	8.500%	\$0
Class A-2		
Subrogated Certificate Principal Balance before this payment	0	
Class A-2 Coupon	8.700%	0

Sum of (i)		0

(ii) Aggregate amounts determined per (i) above as of each preceding Distribution Date:

Class A-1	0
Class A-2	0

	Sum of (ii):	----- 0 -----	0
Less:	(iii) Amounts previously distributed to Financial Security as Subrogee per 5th of 4.04(d) (i) and 6th of 4.04(d) (ii):		
	Class A-1	0	
	Class A-2	0	
	Sum of (iii):	----- 0 -----	0.00
	Subrogated Interest Accrual Amount		\$0
			=====
H)	Subrogated Interest Amount:		
	Cumulative Prior Insurance Interest Distributions from Insurer per 4.09(c) 1st clause:		
	Class A-1	\$0	
	Class A-2	0	
	Sum:	----- 0 -----	0
Less:	Cumulative Prior Subrogated Interest Amount Distributed to Financial Security per clause 6th of 4.04(d) (i) and 7th of 4.04(d) (ii):		
	Class A-1	0	
	Class A-2	0	
	Sum:	----- 0 -----	0
	Subrogated Interest Amount		\$0
			=====
I)	Subrogated Principal Distribution Amount		
	Cumulative Prior Insurance Principal Distributions from Insurer per 4.09(c) 2nd clause		\$0
Less:	Cumulative Prior Subrogated Principal Distribution Amount to Financial Security per clause 7th of 4.04(d) (i) or 8th of 4.04(d) (ii)		0
	Subrogated Principal Distribution Amount		\$0
			=====
J)	Subrogated Distribution Amount		
	Total of:		
	Subrogated Principal Distribution Amount		\$0
	Subrogated Interest Amount		0
	Subrogated Interest Accrual Amount		0
	Subrogated Distribution Amount		\$0
			=====
K)	Interest Distributable		
	In the aggregate:		
	accrued undistributed interest - Class A-1	\$100,726	
	accrued undistributed interest - Class A-2	147,784	
	Interest Distributable	----- \$248,510 -----	
	By single Certificate:		
	accrued undistributed interest - Class A-1	\$0.54	
	accrued undistributed interest - Class A-2	\$7.25	
L)	Principal Distributable		
	In the aggregate:		
	Sum of (a) and (b):		
	(a) Principal distributable from amounts in Certificate Account: On any Distribution Date other than a Deficiency Event Date per 4.04(d) (i), 4th clause:		
	Senior Principal Distribution Amount	\$5,730,660	
	On a Deficiency Event Date and each Distribution Date thereafter per 4.04(d) (ii), 5th clause:		
	Distribution of principal without limit or priority of Classes	----- 0 -----	
	result of (a)	5,730,660	

(b)	Principal distributable from Insurance Policy Account:		

On a Trust Fund Shortfall Event Date or a Deficiency
 Event Date per 4.09(c), 2nd clause:

Senior Principal Distribution Amount	0
Less, amount distributable per 4.04(d) (ii), 5th clause:	0

Principal Distributable	\$5,730,660
	=====
By Senior Certificate Class:	
Class A-1	5,730,660
Class A-2	0
By single Certificate:	
Class A-1	\$30.87
Class A-2	NA

M) Certificate Principal Balance
 In the aggregate:

Class A-1	
Previous Certificate Principal Balance	\$14,220,130
Principal Distributable	(5,730,660)

Balance After This Payment	\$8,489,470
	=====
Class A-2	
Previous Certificate Principal Balance	\$20,384,000
Principal Distributable	0

Balance After This Payment	\$20,384,000
	=====
By single Certificate	
Class A-1	
Previous Certificate Principal Balance	\$76.59
Principal Distributable	(30.87)

Balance After This Payment	\$45.73
	=====
Class A-2	
Previous Certificate Principal Balance	\$1,000.00
Principal Distributable	NA

Balance After This Payment	\$1,000.00
	=====

N) Certificate Factor (After This Payment)

Class A-1:	8,489,470	divided by	185,655,000	=	0.04572713
Class A-2:	20,384,000	divided by	20,384,000	=	1.00000000

O) Aggregate Subrogated Certificate Principal Balance
 Class A-1

Cumulative Prior Insurance Principal Distributions from Insurer per 4.09(c) 2nd clause	\$0
Less: Cumulative Prior Subrogated Principal Distribution Amount to Financial Security per clause 7th of 4.04(d) (i) or 8th of 4.04(d) (ii)	0

Aggregate Subrogated Certificate Principal Balance after this payment	\$0
	=====

Class A-2

Cumulative Prior Insurance Principal Distributions from Insurer per 4.09(c) 2nd clause	\$0
Less: Cumulative Prior Subrogated Principal Distribution Amount to Financial Security per clause 7th of 4.04(d) (i) or 8th of 4.04(d) (ii)	0

Aggregate Subrogated Certificate Principal Balance after this payment	\$0
	=====

P) Adjusted Certificate Principal Balance

Class A-1	
Before this payment:	
Certificate Principal Balance	\$14,220,130
plus, Subrogated Certificate Principal Balance	0

Adjusted Certificate Principal Balance before this payment	14,220,130

After this payment:

Certificate Principal Balance	8,489,470
plus, Subrogated Certificate Principal Balance	0

Adjusted Certificate Principal Balance after this payment	\$8,489,470	=====
Class A-2 Before this payment:		
Certificate Principal Balance	\$20,384,000	
plus, Subrogated Certificate Principal Balance	0	

Adjusted Certificate Principal Balance before this payment	20,384,000	-----
After this payment:		
Certificate Principal Balance	20,384,000	
plus, Subrogated Certificate Principal Balance	0	

Adjusted Certificate Principal Balance after this payment	\$20,384,000	=====

TRANSAMERICA OCCIDENTAL LIFE INSURANCE COMPANY
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1989-1

SENIOR CERTIFICATE PARAMETERS

Senior Distribution %	94.00%
Class 1 Original Principal Balance	\$185,655,000
Number of Class A Certificates	185,655
Class 1 Coupon	8.5000%
Class 1 Balance BEFORE current payment	\$14,220,130
Class 1 Balance AFTER current payment	\$8,489,470
Class 2 Original Principal Balance	\$20,384,000
Number of Class B Certificates	20,384
Class 2 Coupon	8.7000%
Class 2 Balance BEFORE current payment	\$20,384,000
Class 2 Balance AFTER current payment	\$20,384,000

FINANCIAL SECURITY ASSURANCE, INC.:

Insurance Certificate Amount	\$10,000,000
Reserve Amount:	
Senior Certificate Value Percentage	4.00%

Distribution Date: 15-Jan-96
Monthly Cut-Off Date: 31-Dec-95

TRANSAMERICA OCCIDENTAL
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 1989-1

DISTRIBUTION DATE STATEMENT
Servicer's Reimbursement and Receivables Report (vi)

A) Aggregate servicing fees due to Servicer as of preceding Monthly Cut-Off Date that will not be paid on this Distribution Date:	
Aggregate unpaid Servicing Fees per 3.07(a) and 3.05(a) (i), (ii) (iii)	\$6,926
Less: Aggregate Servicing Fees retained per 4.03(c) and 3.07(b)	(6,926)
Junior Servicing Amounts	0

Aggregate servicing fees due to Servicer as of preceding Monthly Cut-Off Date that will not be paid on this Distribution Date	\$0
	=====
B) Aggregate Purchased Payment Amount	\$0
	=====
C) Aggregate amount of servicing fees retained by Servicer from preceding Distribution Period (4.03(C))	\$6,926
	=====
D) Junior Servicing Amount	
Lesser of (a) and (b):	
(a) For each Foreclosed Property:	
excess of (i) over (ii):	
(i) Aggregate unpaid servicing fees per 3.07(a) and 3.05(a) (iii)	\$0
(ii) Aggregate servicing fees retained per 4.03(c) and 3.07(b)	0

total of (a)	0
	0

(Is this a Deficiency Event Date ?) NO
 (Is a Deficiency Event continuing ?) NO
 (b) Per 4.04(d) (i) On a Distribution Date other than a Deficiency Event Date:
 Distribution Amount 5,979,170
 Less: Aggregate amount (other than reinvestment income) payable from balance in Certificate Account prior to payment of Junior Servicing Amount:
 Servicer:
 1st Purchased Payment Amount 0
 2nd Senior Expense Amount 0
 Senior Certificateholders:
 3rd Accrued undistributed interest (248,510)
 4th Senior Principal Distribution Amount (5,730,660)
 Financial Security:
 5th Subrogated Interest Accrual Amount 0
 6th Subrogated Interest Amount 0
 7th Subrogated Principal Distribution Amount 0
 8th Reserve Fund Deposit Amount: 0

 result per 4.04(d) (i) 0

Per 4.04(d) (ii) On a Deficiency Event Date and every Distribution Date thereafter:
 Distribution Amount 0
 Less: Aggregate amounts (other than reinvestment income payable from balance in Certificate Account prior to payment of Junior Servicing Amount:
 Servicer :
 1st Purchased Payment Amount 0
 2nd Senior Expense Amount 0
 3rd Trust Fund Expense Amount 0
 Senior Certificateholders:
 4th Accrued undistributed interest 0
 5th distributions of principal (without limit, preference, or priority of Class) 0
 Financial Security:
 6th Subrogated Interest Accrual Amount 0
 7th Subrogated Interest Amount 0
 8th Subrogated Principal Distribution Amount 0

 result per 4.04(d) (ii) 0

 result of (b) 0

 Junior Servicing Amount \$0
 =====

E) Aggregate Senior Expense Amounts
 Lesser of (i) and (ii):
 (i) Aggregate unpaid expenses (3.07 (d)) \$0
 (ii) Aggregate Mortgage Payments (3.03) 5,979,170 -----
 Less: Purchased Payment Amount 0

 Total of (ii) 5,979,170 5,979,170

 Aggregate Senior Expense Amounts \$0
 =====

F) Junior Expense Amount
 Lesser of (a) and (b):
 (a) excess of (i) over (ii):
 (i) Aggregate unpaid expenses per 3.07 (f) \$0
 (ii) Senior Expense Amounts 0

 result of (a) 0 0

(Is this a Deficiency Event Date ?) NO
 (Is a Deficiency Event continuing ?) NO
 (b) Per 4.04(d) (i) On a Distribution Date other than a Deficiency Event Date:
 Distribution Amount 5,979,170
 Less: Aggregate amounts (other than reinvestment income) payable from balance in Certificate Account prior to payment of Junior Expense Amount:
 Servicer :
 1st Purchased Payment Amount 0
 2nd Senior Expense Amount 0
 Senior Certificateholders:
 3rd Accrued undistributed interest (248,510)
 4th Senior Principal Distribution Amount (5,730,660)

Financial Security:
 5th Subrogated Interest Accrual Amount 0
 6th Subrogated Interest Amount 0
 7th Subrogated Principal Distribution Amount 0
 8th Reserve Fund Deposit Amount: 0

Servicer :
 9th Junior Servicing Amount 0

 result per 4.04(d) (i) 0

Per 4.04(d) (ii) On a Deficiency Event Date and every Distribution Date thereafter:
 Distribution Amount \$0
 Less: Aggregate amounts (other than reinvestment income payable from balance in Certificate Account prior to payment of Junior Expense Amount:

Servicer :
 1st Purchased Payment Amount 0
 2nd Senior Expense Amount 0
 3rd Trust Fund Expense Amount 0

Senior Certificateholders:
 4th Accrued undistributed interest 0
 5th distributions of principal (without limit, preference, or priority of Class) 0

Financial Security:
 6th Subrogated Interest Accrual Amount 0
 7th Subrogated Interest Amount 0
 8th Subrogated Principal Distribution Amount 0

Servicer :
 9th Junior Servicing Amount 0

 result per 4.04(d) (ii) 0

 result of (b) 0

Junior Expense Amount \$0
 =====

G) Trust Fund Expense Amount
 Lesser of (i) and (ii):
 (i) Aggregate unreimbursed Trust Fund Expenses advanced by Servicer \$0

(Is this a Deficiency Event Date ?) NO
 (Is a Deficiency Event continuing ?) NO
 (ii) Per 4.04(d) (i) On a Distribution Date other than a Deficiency Event Date:
 Distribution Amount 5,979,170
 Less: Aggregate amounts (other than reinvestment income) payable from balance in Certificate Account prior to payment of Trust Fund Expense Amount:

Servicer :
 1st Purchased Payment Amount 0
 2nd Senior Expense Amount 0
 Senior Certificateholders:
 3rd Accrued undistributed interest (248,510)
 4th Senior Principal Distribution Amount (5,730,660)

Financial Security:
 5th Subrogated Interest Accrual Amount 0
 6th Subrogated Interest Amount 0
 7th Subrogated Principal Distribution Amount 0
 8th Reserve Fund Deposit Amount: 0

Servicer :
 9th Junior Servicing Amount 0
 10th Junior Expense Amount 0

 result per 4.04(d) (i) 0

Per 4.04(d) (ii) On a Deficiency Event Date and every Distribution Date thereafter:
 Distribution Amount 0
 Less: Aggregate amounts (other than reinvestment income payable from balance in Certificate Account prior to payment of Trust Fund Expense Amount:

Servicer :
 1st Purchased Payment Amount 0
 2nd Senior Expense Amount 0

 result per 4.04(d) (ii) 0

	-----	0
result of (ii)	-----	
Trust Fund Expense Amount	\$0	=====
H) Aggregate Servicer reimburseable expenses not to be paid on this Distribution Date:		
Aggregate non-duplicative Expenses per 3.07(c), (e)		\$0
Less: Senior Expense Amounts		0
Junior Expense Amounts		0
Trust Fund Expense Amounts		0
Aggregate Servicer reimburseable expenses not to be paid on this Distribution Date	-----	\$0
	-----	=====
I) Aggregate fees and expenses due Servicer that will not be paid		
Amount per 4.01(i) (vi) (A)		\$0
plus, Amount per 4.01(i) (vi) (H)		0
Aggregate fees and expenses due Servicer that will not be paid	-----	\$0
	-----	=====

TRANSAMERICA OCCIDENTAL COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 1989-1

DISTRIBUTION DATE STATEMENT

Servicer's Reimbursement and Receivables Report (vi)

INCOME AND EXPENSE FOR NOVEMBER 1995
SIERRA COMMERCENTER (R-106)

TOLIC DISBURSEMENT	\$337.75
TOLIC REIMBURSEMENT	0.00
DUE TOLIC (TRUSTEE)	(\$32,372.65)

PER SECTION 3.06, 3.07 OF THE POOLING AND SERVICING AGREEMENT.

Distribution Date: 15-Jan-96
Monthly Cut-Off Date: 31-Dec-95
TRANSAMERICA OCCIDENTAL
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 1989-1

DISTRIBUTION DATE STATEMENT

Trust Fund Shortfall Event Date Determination Report (vii)

A) Cash Shortfall Determination Amount		
Excess of (i) over (ii):		
(i): The sum of:		
(A) Collection Account Deposit Amounts from Second Preceding Monthly Cut-Off Date to 5th business day preceding such Distribution Date	\$5,979,170	
(B) Aggregate Amount Received by Trustee (at Termination or as of prior Monthly Cut-off)	0	
(C) Aggregate Amount Received by Trustee (at Closing for first Distribution Date)	0	
(D) Reserve Fund Withdrawal Amount - Cash	0	
Total of (i)	-----	5,979,170

(ii): The sum of:		
(A) Purchased Payment Amounts	0	
(B) Senior Expense Amounts	0	
(C) Aggregate amount (other than reinvestment income) paid on immediately preceding Distribution Date to:		
Servicer	0	
Certificateholders	487,522	
Financial Security, as Subrogee	0	
Less: Distribution Amount for immediately preceding Distribution Date	(953,636)	
	-----	0
	-----	0
	-----	-----

Total of (ii) 0

Cash Shortfall Determination Amount \$5,979,170

B) An amount equal to the excess of (i) over (ii):
(i) Minimum Senior Distribution Amount \$4,953,403
(ii) Cash Shortfall Determination Amount 5,979,170
excess of (i) over (ii) \$0

C) Statement as to whether such Distribution Date is a Trust Fund Shortfall Event Date 4.09(b) ? NO

A Trust Fund Shortfall Event occurs when the Minimum Senior Distribution Amount exceeds the Cash Shortfall Determination Amount

Distribution Date: 15-Jan-96
Monthly Cut-Off Date: 31-Dec-95
TRANSAMERICA OCCIDENTAL
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 1989-1

DISTRIBUTION DATE STATEMENT
Deficiency Event Determination Report (viii)

A) Net Insurance Payment Amount
Subrogated Principal Distribution Amount \$0
plus: Subrogated Interest Amount 0
Net Insurance Payment Amount \$0

B) Adjusted Certificate Value of all Mortgage Loans
(other than Defaulted Mortgage Loans)
the quotient of (i) divided by (ii):
(i) Senior Certificate Value as of preceding Monthly
Cut-Off Date (before (iii) of SMPB) of all
Mortgage Loans other than Defaulted Mortgage
Loans:
(a) all Mortgage Loans \$28,873,470
(b) Less: Defaulted Mortgage Loans (6,615,927)
result of (i) 22,257,543
(ii) Senior Distribution Percentage 94.00%
Adjusted Certificate Value of all Mortgage
Loans (other than Defaulted Mortgage Loans) \$23,678,344

C) If an Insurer Default has occurred: NO
Excess of (1) over (2):
(1) 30 days' accrued interest - Class A-1 NA
30 days' accrued interest - Class A-2 NA
Total of (1) NA
(2) Cash Shortfall Determination Amount NA
excess of (1) over (2) NA

D) Statement as to whether this is a Deficiency Event Date:
A Deficiency Event per 4.07(a) has occurred if:
either (i) (A) or (i) (B) or (i) (C) are true or if
(ii) is true and either (ii) (A) or (ii) (B) is true:

(i):
(A) If (1) is greater than (2):
(1) Net Insurance Payment Amount \$0
(2) \$10,000,000 10,000,000
excess of (1) over (2): \$0

Therefore (1) is greater than (2): FALSE

(B) If (1) is less than (2):

(1) Adjusted Certificate Value of all Mortgage Loans (other than Defaulted and Foreclosed Mortgage Loans) the quotient of (i) divided by (ii):

(i) Senior Certificate Value as of preceding Monthly Cut-Off Date (before (iii) of SMPB) of all Mortgage Loans other than Defaulted and Foreclosed Mortgage Loans:

(a) all Mortgage Loans	\$28,873,470	
less: (b) Defaulted Mortgage Loans	(6,615,927)	
less: (c) Foreclosed Mortgage Loans	(2,011,431)	

result of (i)	20,246,112	20,246,112

(ii) Senior Distribution Percentage 94%

result of (1)	21,538,514	21,538,514

(2) Adjusted Certificate Principal Balance after this payment	28,873,470	

excess of (2) over (1)	\$7,334,956	
	=====	

Therefore (1) is less than (2) TRUE

(C) Financial Security has delivered a notice stating that this Distribution Date is a Deficiency Event Date FALSE

(ii): An Insurer Default has occurred and is continuing FALSE

(A) If (a) is less than (b) and (c) is less than (d):

(a) Cash Shortfall Determination Amount	\$5,979,170	
(b) Minimum Senior Distribution Amount	4,953,403	

excess of (b) over (a)	\$0	
	=====	

(c) Adjusted Certificate Value of all Mortgage Loans (other than Defaulted and Foreclosed Mortgage Loans)	21,538,514	
(d) Certificate Principal Balance after this payment	28,873,470	

excess of (d) over (c)	\$7,334,956	
	=====	

Therefore (a) is less than (b) and (c) is less than (d) FALSE

(B) If (1) is less than (2):

(2) 30 days' accrued interest - Class A-1	100,726	
30 days' accrued interest - Class A-2	147,784	

Total of (2)	248,510	248,510

(1) Cash Shortfall Determination Amount	5,979,170	

excess of (2) over (1)	\$0	
	=====	

Therefore (1) is less than (2): FALSE

C) Conclusion as to whether this is a Deficiency Event Date per 4.07(a): NO