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TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE

Vol. M86 Page 22832
Vol. M87 Page 1941

Reference is made to that Trust Deed wherein GILBERT W. COOPER and WILMA M. COOPER, Is Grantor;
husband and wife, is Trustee; and
WILLIAM S. SISEMORE is Beneficiary,
CERTIFIED MORTGAGE COMPANY, an Oregon County, Oregon,
recorded in Official/Microfilm Records, Vol. M-83, Page 11247** Klamath
covering the following-described real property in Klamath County, Oregon:

"The North one-half of Lot 14, Block 9, PLEASANT VIEW TRACTS, in
the County of Klamath, State of Oregon"

**Which said Trust Deed was assigned by instrument:
Dated: July 14, 1986 Recorded: July 15, 1983 Book: M-83
Page: 11249 To: Lester A. Loraditch and Karan Loraditch, as
Trustee for Scott A. Loraditch

The beneficial interest thereunder was assigned:
To: Lester A. Loraditch and Karan Loraditch, husband and wife.
Recorded: September 13, 1983
Book: M-83
Page: 15720

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following:
Payment in the amount of \$201.01 due the 13th day of June, 1986, and
the 13th day of each month thereafter.
Real property taxes assessed for tax year 1984 (with accrued interest) totaling
\$346.46 Real property taxes 1985 (with accrued interest) totaling \$403.88
The sum owing on the obligation secured by the trust deed is:
\$10,186.04 plus interest thereon at the rate of 16% per annum from June 13, 1986
together with accrued late charges due,

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said
trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on April 24, 1987, at 1:00 o'clock P.m.
based on standard of time established by ORS 187.110 at 601 Main Street, Suite 215,
Klamath Falls, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated
by payment of the entire amount then due, other than such portion 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 days before the date last set for sale.

Dated: December 11, 1986.

Neal G. Buchanan Successor Trustee
NEAL G. BUCHANAN,

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on December 11, 1986 by Neal G.

Buchanan, Successor Trustee

Denise K. Hall Notary Public for Oregon — My Commission Expires: June 16, 1988

Certified to be a true copy

Attorney for Trustee

STATE OF OREGON, County of Klamath
Filed for record on December 11, 1986 at 12:04 o'clock P.m.
and recorded in M86 page 22832 of mortgages.

Evelyn Biehn,, Klamath County Clerk by Ann Smith, Deputy

After recording return to:
Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601

Fee; \$5.00

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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

1942

STATE OF OREGON, County of KLAMATH, SS:I, NEAL G. BUCHANAN

being first duly sworn, depose, and say and certify that:
 At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.
 I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME
Gilbert W. Cooper and Wilma M. CooperADDRESS
1732 Gary Street
Klamath Falls, OregonGeorge May Oil Co., an Oregon
Corporation dba Slade Oil Company
Registered Agent for Service:
R. L. Slade953 Spring Street
Klamath Falls, Oregon

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by NEAL G. BUCHANAN, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on December 11, 1986. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used hereto, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before me this 11th

NEAL G. BUCHANAN

day of December, 1986

(SEAL)

Notary Public for Oregon. My commission expires 6/16/88
 * More than one form of Affidavit may be used when the parties are numerous or when the mailing is done on more than one date.

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

Gilbert W. and Wilma M. Cooper

Grantor

TO
William L. Sisemore(Successor Trustee, Neal G.
Buchanan)

Trustee

AFTER RECORDING RETURN TO
Neal G. Buchanan
 601 Main Street, Suite 215
 Klamath Falls, Oregon 97601

(DON'T USE THIS
 SPACE; RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED.)

STATE OF OREGON,
County of KLAMATH, SS.

I certify that the within instrument
 was received for record on the 11th day
 of December, 1986,
 at 953 Spring Street o'clock AM, and recorded
 in book/reel/volume No. 1732 on
 page 1 or as fee/file/instru-
 ment/microfilm/reception No. 1732,
 Record of Mortgages of said County.
 Witness my hand and seal of
 County affixed.

NAME

TITLE

By Neal G. Buchanan Deputy

STATE OF OREGON

PROOF OF SERVICE
Klamath

1943

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon Wilma M. Cooper, by delivering such true copy to her, personally and in person,
at 1732 Gary Street, Klamath Falls, Oregon, on Dec. 19, 19 86, at 12:28 o'clock P.M.
Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, 19____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)

Upon Gilbert W. Cooper, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: 1732 Gary Street, Klamath Falls, Oregon
to Wilma M. Cooper, who is a person over the
age of 14 years and a member of the household of the person served on December 19, 19 86, at 12:28 o'clock P.M.
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of
business at _____, the person who
is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock, ____M.
Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon GEORGE MAY OIL COMPANY dba Slade Oil Company
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to _____, who is a/the
* _____ thereof; OR

(b) leaving such true copy with Terry Slade, the person who is apparently in charge of the
office of Slade Oil Company, who is a/the * Registered agent
* Specify registered agent, officer (by title), director, general partner, managing agent.

at 953 Spring Street, Klamath Falls, Oregon, on Dec. 16th, 19 86, at 10:34 o'clock A.M.

Service Upon State of Oregon

Upon the State of Oregon by leaving such true copy with _____, a deputy/
clerk (delete word inapplicable) at the office of the Attorney General on _____, 19____, at _____ o'clock ____M.

Service Upon Public Bodies

Upon _____, by
(a) serving such true copy, personally and in person on _____, who is the
* _____ thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the * _____ thereof;
* Specify director, managing agent, clerk, secretary

at _____, on _____, 19____, at _____ o'clock ____M.

FURTHER, if such public body is a county, I served an additional true copy of the Notice of Sale upon _____, who is the district attorney for the county, by
(a) delivering such true copy, personally and in person, to said district attorney, OR (b) leaving such true copy with
_____ the person who is apparently in charge of the district attorney's office,
on _____, 19____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR
CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

Service cannot be made upon _____

I attempted to make service by _____, after reasonable efforts to do so have been made;

Subscribed and sworn to before me this 19th day of December, 19 86.

(SEAL)

B. J. Mager
Notary Public for Oregon
My commission expires 6-16-88

PUBLISHER'S NOTE: ORS 86.7 (2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

OC

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE PURSUANT TO ORS 86.740 AND PROOF OF SERVICE
TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:
STATE OF OREGON

1944

County of KLAMATH } ss.

I, the undersigned, being first duly sworn, depose and say:
 I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3), upon the following persons:

Gilbert Cooper

ADDRESS
 1732 Gary Street, Klamath Falls, OR

Wilma Cooper

1732 Gary Street, Klamath Falls, OR

George May Oil Co., dba Slade
 Oil Company
 c/o Registered Agent
 R. L. Slade

953 Spring Street, Klamath Falls, OR

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Service should be made by December 25th, 1986, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, but it appears that it is possible to effect service upon the above named person, persist in making service until it has been accomplished.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

NEAL G. BUCHANAN (Attorney for) Trustee

11th day of December, 19 86

Subscribed and sworn to before this

Notary Public for Oregon

My commission expires: 6/16/88

(SEAL) PUBLIC

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Gilbert W. and Wilma M. Cooper

Grantor

TO
William S. Sisemore
 (Successor Trustee, Neal G. Buchanan) Trustee

AFTER RECORDING RETURN TO
 Neal G. Buchanan
 601 Main Street, Suite 215
 Klamath Falls, Oregon 97601

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ of as fee/file/instrument/microfilm/reception No. _____.
 Record of Mortgages of said County.
 Witness my hand and seal of County affixed.

NAME _____ TITLE _____
 By _____ Deputy

NOTICE OF SUBSTITUTED SERVICE OR OFFICE SERVICE

1945

TO: GILBERT W. COOPER
1732 Gary Street
Klamath Falls, Oregon 97601

You are hereby notified that you have been served with a Trustee's Notice of Sale, a true copy of which is attached hereto and enclosed herewith.
Service was made by delivering a true copy of said Notice of Sale at your dwelling house or usual place of abode, to-wit: 1732 Gary Street, Klamath Falls, Oregon, who is a person over the age of fourteen years and a member of your household, on December 19, 1986, at 12:28 o'clock P.M. OR

Service was made by leaving a true copy of said Notice of Sale with the person who is apparently in charge of the office which you maintain for the conduct of your business at on , 19 , during normal working hours at to-wit: o'clock M.

Neal Buchanan

AFFIDAVIT OF MAILING

STATE OF OREGON, County of KLAMATH

I, Janice K. Hall, being first duly sworn, depose, say and certify that:
I mailed an original Notice of Substituted or Office Service, an exact and complete copy of which appears above, together with a true copy of the Notice of Sale referred to therein and attached hereto, which Notice of Sale was certified to be an exact and complete copy of the original Notice of Sale by NEAL G. BUCHANAN, attorney for the Trustee named in said Notice of Sale, to the person and to the address first appearing above.
The Notice set forth above, and the true copy of the Notice of Sale were placed in a sealed envelope with first class postage thereon fully prepaid, and deposited by me in the United States Post Office at Oregon, on December 22, 1986, addressed as aforesaid.

Subscribed and sworn to before me this 22nd day of December, 1986.

(SEAL)

Notary Public for Oregon, my commission expires 10-20-89

Janice K. Hall
Neal Buchanan

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

NOTICE OF SUBSTITUTED OR OFFICE SERVICE AND AFFIDAVIT OF MAILING

RE: Trust Deed from

GILBERT W. AND WILMA M. COOPER
Grantor

to
WILLIAM L. SISEMORE
(SUCCESSOR TRUSTEE, NEAL G. BUCHANAN)
Trustee

AFTER RECORDING RETURN TO
Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601

(DON'T USE THIS SPACE. RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee: \$21.00

STATE OF OREGON,
County of Klamath } SS.

I certify that the within instrument was received for record on the 6th day of February, 1987, at 2:32 o'clock P.M., and recorded in book/reel/volume No. M87 on page 1941 or as fee/file/instrument/microfilm/reception No. 71134, Record of Mortgages of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By: [Signature] Deputy