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Vol. M88 Page 198 **TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein William J. Coste and Bette J. Coste, husband and wife
William L. Sisemore, is Grantor;
Klamath First Federal Savings and Loan Association, is Trustee; and
recorded in Official/Microfilm Records, Vol. M84, Page 8133, is Beneficiary,
 covering the following-described real property in Klamath County, Oregon,
Klamath County, Oregon:

Lot 12 in Block 2, Tract No. 1036, Second Addition to
 Valley View, according to the official plat thereof on file
 in the office of the County Clerk of Klamath County, Oregon.

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:

\$594.00 due on August 25, 1987, and a like sum monthly thereafter due
 on the 25th day of each month.

The sum owing on the obligation secured by the trust deed is:

\$57,082.35 plus interest at the rate of 10.25% per annum from
 January 1, 1988, plus late charges of \$97.92.

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 May 16, 1988 at 10:00 o'clock A.m.
 based on standard of time established by ORS 187.110 at 540 Main St. 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: January 5, 1988.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on January 5, 1988 by William L. Sisemore

Alvin L. Sisemore

Notary Public for Oregon — My Commission Expires: Aug 2, 1991

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on January 5th, 1988 at 4:24 o'clock P.m.
 and recorded in M88 page 198 of mortgages.

Evelyn Biehn, Klamath

County Clerk by Ann Smith, Deputy

After recording return to:

Fee: \$5.00

William L. Sisemore
 540 Main St
 Klamath Falls, Or. 97601