

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

Reference is made to that Trust Deed wherein EDITH O. STERNER (now Edith O. Crutchfield), is Grantor;
WILLIAM GANONG, JR., is Trustee; and
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M77, Page 1408, Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

SEE REVERSE SIDE FOR DESCRIPTION

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:

\$256.00 due September 25, 1988, October 25, 1988, November 25, 1988 and
 December 25, 1988; and \$258.00 due January 25, 1989, February 25, 1989
 and March 25, 1989.

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

\$15,169.32, plus interest, and late charges of \$63.28,

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 August 29, 19 89, at 10:00 o'clock a.m.
 based on standard of time established by ORS 187.110 at Room 301, 540 Main Street, 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: April 21, 19 89, William L. Sisemore, Successor
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
 The foregoing was acknowledged before me on April 21, 1989 by William L. Sisemore

Cloven B. Falvey Notary Public for Oregon — My Commission Expires: Feb. 5, 1989

Certified to be a true copy:

 Successor
 Attorney for Trustee

STATE OF OREGON, County of Klamath ss
 Filed for record on April 21, 1989 at _____ o'clock p.m.
 and recorded in M89 page _____ of mortgages

Klamath County Clerk by _____, Deputy

After recording return to:

William L. Sisemore
 540 Main Street
 Klamath Falls, OR 97601

APR 21 PM 2 42

LEGAL DESCRIPTION

The following described real property is situated in Klamath County, Oregon.

PARCEL 1

Beginning at a point on the Westerly right of way line of the Old Dalles-California Highway which bears North 89 degrees 49' West along the East West quarter line a distance of 489.5 feet and South 6 degrees 02' West along the Westerly right of way line of the Old Dalles-California Highway a distance of 60.3 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 49' West parallel to said quarter line a distance of 486.54 feet to a point; thence South 6 degrees 02' West a distance of 180 feet to a point; thence South 89 degrees 49' East parallel to the above mentioned quarter line a distance of 486.54 feet to a point which is on the Westerly right of way line of the Old Dalles-California Highway; thence North 6 degrees 02' East along said Westerly right of way line a distance of 180 feet to the point of beginning, said tract being in the Northeast quarter of Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 2

Beginning at an iron pin on the Westerly right of way line of the Dalles-California Highway 30 feet at right angles from the center which lies North 89 degrees 49' West a distance of 489.54 feet along the quarter line from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running; thence continuing North 89 degrees 49' West along the quarter line a distance of 486.54 feet to a point; thence South 6 degrees 02' West a distance of 60.3 feet to a point; thence South 89 degrees 49' East a distance of 486.54 feet to a point which lies on the Westerly right of way line of the Dalles-California Highway; thence North 6 degrees 02' East along the Westerly right of way line of the Dalles-California Highway, a distance of 60.3 feet more or less to the point of beginning. Said tract in the Northeast quarter of the Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

Tax Account No: 3809 007C0 04600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 21st day of April A.D., 19 89 at 2:42 o'clock P M., and duly recorded in Vol. M89 of Mortgages on Page 6777

Evelyn Biehn County Clerk

By Pauline Mullendore

FEE \$13.00