

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

Reference is made to that Trust Deed wherein HAROLD J. MANNING and JUANITA J. MANNING, husband and wife; and JOSEPH F. BRADY and VELMAGENE BRADY, husband and wife, is Grantor; WILLIAM L. SISEMORE is Trustee; and C & R PROPERTIES, a co-partnership consisting of Lawrence S. Caldwell and Helen Rookstool, is Beneficiary, recorded in Official/Microfilm Records, Vol. M86, Page 15637, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon: (by instrument recorded Feb. 13, 1987, in Vol. M87 at page 2417, Mortgage Records of Klamath County, Oregon, Lawrence S. Caldwell assigned his interest in said trust deed to Helen Rookstool)

Lots 19 and 20, Block 28, Second Addition to the City of Klamath Falls, 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:

\$100.00 due July 5, 1989, and a like payment due on the 5th day of each month thereafter.

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

\$8,515.68, plus interest at the rate of \$2.33 per day from September 6, 1989,

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 February 27, 19 90, 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: October 19, 19 89.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on Oct. 19, 19 89 by William L. Sisemore

John P. Foley Notary Public for Oregon — My Commission Expires: Feb. 5, 1993

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath ss
Filed for record on October 19th, 19 89 at 3:44 o'clock P.m.
and recorded in M89 page 19981 of mortgages.

Evelyn Biehn, Klamath County Clerk by Dorlene Muelendore, Deputy

Fee: \$8.00
After recording return to:

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

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