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

Reference is made to that Trust Deed wherein Gilbert A. Sardinia and Vida Sardinia

Klamath County Title Company, is Grantor;

Warren H. Hudson and Robin D. Hudson, is Trustee; and

recorded in Official/Microfilm Records, Vol. M87, Page 12166, is Beneficiary,

covering the following-described real property in Klamath County, Oregon:

Lot 25 in Block 5 of Tract 1145 Nob Hill, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, 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:
\$325.00 due on the 7th of February, 1989, and \$525.00, on the 7th day of March, April, May and June 1989, and failure to pay the 1987-88; 1988-89 real property taxes.

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

\$58,394.47 plus interest from February 17, 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 October 23, 1989 at 10:00 o'clock A.m. based on standard of time established by ORS 187.110 at 540 Main Street, #301, 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: June 12, 19 89.

William L. Sisemore, Trustee
Successor Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on June 12, 1989 by William L. Sisemore,

William L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 19 91

Certified to be a true copy:

Attorney for Trustee

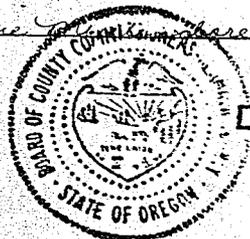
STATE OF OREGON, County of Klamath ss
Filed for record on June 12, 1989 at 11:34 o'clock A.m. and recorded in M89 page 10423 of mortgages.

Evelyn Biehn County Clerk by Debra J. Sisemore, Deputy

Fee \$8.00

After recording return to:

Wm. L. Sisemore
540 Main St., #301
Klamath Falls, Or. 97601



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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:

I, William L. Sisemore, 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	ADDRESS
Vida Sardinia	2160 Garden Avenue Klamath Falls, Or. 97601-3447
Gilbert A. Sardinia	2160 Garden Avenue Klamath Falls, Or. 97601-3447

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.....

William L. Sisemore, 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 June 15, 1989. 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 herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

William L. Sisemore



Subscribed and sworn to before me this 15th day of June, 1989

William L. Sisemore

Notary Public for Oregon. My commission expires 8/2/91

* 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

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

Wm. L. Sisemore
540 Main St., #301
Klamath Falls, Or. 97601

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

STATE OF OREGON, } ss.
County of

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 or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By Deputy

SHERIFF'S RETURN OF SERVICE

20076

STATE OF OREGON)
) ss.
County of Klamath)

Court Case No. _____
Sheriff's Case No. 89-1880

I hereby certify that I received on June 12, 1989 the within:

- Summons & Complaint Summons & Petition Summons Complaint Petition
- Subpoena Citation Order Motion Affidavit
- Small Claim Restraining Order Order for Appearance of Judgement Debtor
- Writ of Garnishment Order to Show Cause Order Waiving Fees and Costs

TRUSTEE'S NOTICE OF SALE

for service on the within named: ILENE KALUS-DUNN; ARTHUR STEINER

SERVED ILENE KALUS-DUNN personally and in person.
at 1641 Ridgecrest, Klamath Falls, OR

SUBSTITUTE SERVICE - By leaving a true copy with ILENE KALUS-DUNN FOR ARTHUR STEINER,
a person over the age of fourteen years, who resides at the place of abode of the within named, at said
abode: ABOVE

OFFICE SERVICE - By leaving a true copy with _____,
the person in charge of the office maintained for the conduct of business by

By leaving a true copy with _____ of said corporation.

OTHER METHOD _____

NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
the within named: _____ within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: June 13, 1989 1:05 p.m.

Carl R. Burkhart, Sheriff
Klamath County, Oregon

By  Deputy

NOTICE OF SUBSTITUTE SERVICE

TO: ARTHUR STEINER

You are hereby notified that you have been served with:

Summons and Complaint in Case entitled

Trustee's Notice of Default and Election to Sell and of Sale of that Trust Deed wherein Gilbert A. Sardinia and Vida Sardinia, is Grantor, to Klamath County Title Company, Trustee, and Warren H. Hudson and Robin D. Hudson, is Beneficiary, recorded in the Mortgage Records of Klamath County, Oregon, Vol. M- 87, Page or Document No. 12166, certified copy of which is attached hereto.

By Substitute Service on Ilene Kalus-Dunn a person over the age of 14 years of age who resides at your place of abode on June 13, 1989, at 05 o'clock p.m. at 1641 Ridgecrest, Klamath Falls, OR

William L. Sisemore
Attorney for Plaintiff(s)/Trustee

STATE OF OREGON)
) SS
County of Klamath)

I, William L. Sisemore, certify that I am attorney for Plaintiff(s)/ Trustee. I served a copy of Complaint and Summons/Trustee's Notice of Default and Election to Sell and of Sale, together with the above notice of substitute service in a sealed envelope, plainly addressed to Arthur Steiner 1641 Ridgecrest, Klamath Falls, OR 97601 with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on June 19, 19 89.

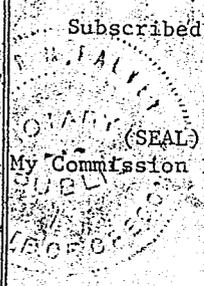
William L. Sisemore
Attorney for Trustee

Subscribed and Sworn to before me this 19th day of June, 19 89.

Conor M. Farney
Notary Public for Oregon

My Commission Expires: 2.5.93

WILLIAM L. SISEMORE
Attorney at Law
1 Main Street
KLAMATH FALLS, ORE.
97601
03/882-7229
S.B. #701336



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 20th day of Oct. A.D., 19 89 at 2:28 o'clock PM., and duly recorded in Vol. M89 of Mortgages on Page 20073

FEE \$28.00

Evelyn Biehn County Clerk
By Pauline Mullendar