

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

Reference is made to that Trust Deed wherein Michael D. Spencer & Gloria J. Spencer, husband and wife, is Grantor;
William L. Sisemore, is Trustee; and
Klamath First Federal Savings and Loan Association, is Beneficiary,
recorded in Official/Microfilm Records, Vol. M78, Page 4633 Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

Lots 6 and 7 in Block 4, First 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: \$470.00 on August 30, 1989, and monthly thereafter, on loan #01-41507 which failure also constitutes a default on loan #91-41507, plus late charges.

The sum owing on the obligation secured by the trust deed is: \$39,074.58, plus interest at the rate of 9.50% on loan #01-41507, from July 1, 1989, and \$3,039.33, plus interest at the rate of 10.50% on loan #91-41507, from December 1, 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 May 21, 1990, at 10:00 o'clock A.m.
based on standard of time established by ORS 187.110 at 540 Main St., #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: January 9, 19 90. William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on January 9, 19 90 by William L. Sisemore

Alfred J. Bremer 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 January 9, 19 90 at 3:17 o'clock P.m.
and recorded in M90 page 524 of mortgages.

Evelyn Biehn County Clerk by Dorlene M. Muldore, Deputy

After recording return to: Fee \$8.00

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
Klamath Falls, OR 97601

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