

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor: FRANK DUDGEON and EVA M. DUDGEON
Trustee: U.S. BANK OF WASHINGTON
Successor Trustee: MICHAEL C. AROLA
Beneficiary: UNITED STATES BANK OF OREGON

2. DESCRIPTION OF PROPERTY. The real property is described as follows:

Lot 16, Block 2, FIRST ADDITION TO ALTAMONT ACRES, EXCEPT the Westerly 26.25 feet thereof, in the County of Klamath, State of Oregon.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: September 19, 1988
Book M-88, Page 15429
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$122.70 each, due the first of each month, for the months of September, 1989 through January, 1990; plus late charges and advances; plus any unpaid real property taxes, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$11,035.96 plus interest at the rate of 9.875% per annum from August 1, 1989; plus late charges of \$24.52 and advances of \$512.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed.

7. TIME OF SALE. The sale shall be held:

Date: May 31, 1990
Time: 9:30 a.m. as established by ORS 187.110
Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees not exceeding the amounts provided in ORS 86.753.

DATED: January 19, 1990.

Michael C. Arola
MICHAEL C. AROLA,
Successor Trustee

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me this 19th day of January, 1990, by MICHAEL C. AROLA, Successor Trustee.

Carol B. Mart
Notary Public for Oregon
My commission expires: 11-23-91

AFTER RECORDING RETURN TO:
Hershner, Hunter, Moulton,
Andrews & Neill
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION
TO SELL UNDER TERMS OF TRUST DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day
of Jan. A.D., 19 90 at 3:37 o'clock P.M., and duly recorded in Vol. M90,
of Mortgages on Page 1597.

FEE \$8.00

Evelyn Biehn - County Clerk
By Carol B. Mart

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