

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by PAUL A. FRENZEL and MABEL FRENZEL, as Grantors, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as Trustee, in favor of PAMELA J. PEMBERTON, as Beneficiary, dated September 29, 1988, recorded September 30, 1988, in the mortgage records of Klamath County, Oregon in Vol. M88, page 16312, covering the following described real property situated in said county and state, to-wit:

See attached Exhibit "A".

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiaries and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situated; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or if such action has been instituted, such action has been dismissed.

There is a default by the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest with respect to provisions therein which authorize sale in the event of default of such provision, the default for which foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments of \$834.00 on October 20, 1988, and on November 20, 1988, and commencing December 20, 1988 and each month thereafter, payments in the amount of \$334.00, plus real estate taxes in the amount of \$530.00 plus interest.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$30,718.48 plus interest at the rate of \$8.1918 per day from April 19, 1990, plus late charges in the amount of \$1,367.50; plus real estate taxes in the amount of \$530.53 plus interest.

Notice hereby is given that the beneficiaries and trustee, by reason of said default, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.795 and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the grantor had or had the power to convey at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligation secured by said trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 A.M., as established by Section 187.110 of Oregon Revised Statutes, on September 5, 1990, at the following place: Klamath County Courthouse front steps, 316 Main Street, in the city of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

Other than as shown of record, neither the said beneficiaries nor the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property except:

Robert and Sandy McAllister
Route 2 Box 155
Bonanza, OR 97623

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding 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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed and in addition to paying said sums or tendering the performance necessary to cure the default, 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 by said Section 86.753 of Oregon Revised Statutes.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: April 25, 1990

Richard Fairclo
Trustee

STATE OF OREGON |
| ss.
County of Klamath |

The foregoing instrument was acknowledged before me this 25th day of April, 1990, by RICHARD FAIRCLO, Trustee.

John E. Culp
Notary Public for Oregon
My Commission expires:

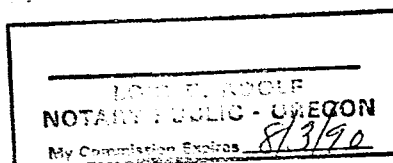


EXHIBIT "A"

A tract of land situated in Lot 45, Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Lot 45, EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of said Lot; thence North along the East line of said Lot, 250.82 feet; thence West parallel with the South line of said Lot to the West line thereof; thence South along said West line to the Southwest corner thereof; thence East along the South line of said Lot to the point of beginning.

Tax Account No.: 3811 015B0 02000

PARCEL 2:

The North 1/2 of Lot 44 in Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3811 015B0 01900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclo the 27th day
of April A.D., 19 90 at 2:08 o'clock P.M., and duly recorded in Vol. M90
of Mortgages on Page 7918

FEE \$18.00

Evelyn Biehn . County Clerk

By Pauline Mulendore