

21004;3003

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

Reference is made to that Trust Deed wherein Robert M. Dean and Kimberly A. Dean, husband & wife, is Grantor; Mountain Title Company of Klamath County, is Trustee; and Richard M. Kowalik and Betty Jean Kowalik, husband and wife, is Beneficiary, recorded in Official Microfilm Records, Vol. M88, Page 11253, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

(see reverse side for legal description)

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:
 Instalment due 1/15/90, 2/15/90, 3/15/90 in the amount of \$1,150.00, and
 Failure to make payment due 4/15/90 in the amount of \$730.00, and a like
 payment on the 15th day of each month thereafter and failure to pay the real
 property taxes for the years 1988-89 together with real property taxes for the
 year 1988-89.
 The sum owing on the obligation secured by the trust deed is:

\$84,635.27 plus interest at the rate 9% per annum from 7/18/90

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 13, 1991, at 10:30 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 two days before the date last set for sale.

Dated: October 3, 19 90.

William L. Sisemore, Trustee
 Successor Trustee

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

William L. Sisemore Notary Public for Oregon -- My Commission Expires: 8/2, 1991

Continued to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath, ss
 Filed for record on October, 19 90 at 10:30 o'clock A.m.
 and recorded in M90 page 1 of mortgage.

Klamath County Clerk by Deputy

After recording, return to:

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

PARCEL 1:

The North 57 feet of Lots 3 thru 6 inclusive, Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street lying adjacent to said lots which inurred thereto, and the Southerly 40 feet of Lots 1, 2, 3, and 4 and the Southerly 83 feet of Lots 5 and 6, all in Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 002CB 03200 (portion)
3909 002CB 03400

PARCEL 2:

The North 100 feet of Lots 1 and 2, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street, lying adjacent to said Lots, which inurred thereto.

Tax Account No: 3909 002CB 03100

PARCEL 3:

The Southerly 43 feet of the Northerly 100 feet of Lots 3 and 4, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 002CB 03200 (portion)

STATE OF OREGON: COUNTY OF KLAMATH: is

Filed for record at request of Wm. L. Sisemore the 3rd day of Oct. A.D. 19 90 at 3:18 o'clock P.M., and duly recorded in Vol. M90 of Mortgages on Page 20026

FEE \$13.00

Evelyn Biehn County Clerk
By William L. Sisemore

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