

42066

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

Reference is made to that Trust Deed wherein Douglas L. Pratt and Sandra L. Pratt, husband & wife, is Grantor;
Aspen Title & Escrow, Inc., is Trustee; and
Rodney Gruell and Alan Conley, each as to an undivided 1/2 interest, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M91, Page 1880, Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 41, LEWIS TRACTS, in the County of Klamath, State of Oregon.

Code 41 Map 3809-35CD TL 5500

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:
 failure to make the payment due February 15, 1992; failure to pay real
 property taxes for the year 1991-92 in the amount of \$789.27; failure to
 maintain insurance on the premises; failure to pay sewer charges of South
 Suburban Sanitary District

The sum owing on the obligation secured by the trust deed is: \$30,188.27 plus interest

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 July 22, 19 92, at 10:15 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.

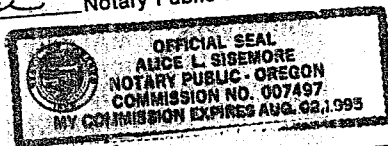
Dated: March 11, 19 92.

William L. Sisemore, Trustee
 Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on March 11, 19 92 by William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 19 95
 Certified to be a true copy: William L. Sisemore Attorney for Trustee



STATE OF OREGON, County of Klamath March 11, 19 92 at 11:14 o'clock A.m.
 Filed for record on March 11, 19 92 at 11:14 o'clock A.m.
 and recorded in M92 page 5118 of mortgages.

Evelyn Riehn Klamath County Clerk by William L. Sisemore, Deputy

After recording return to: Fee \$10.00

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