

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

Reference is made to that Trust Deed wherein James A. Leoni and Huldah G. Leoni, husband and wife, is Grantor;
William Sisemore, is Trustee; and
Klamath First Federal Savings and Loan Association, a corporation, is Beneficiary,
recorded in Official/Microfilm Records, Vol. M79, Page 21909, Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

The $E\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 20, Township 39 South, Range 9
East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING
THEREFROM any portion lying within the boundaries of the No. 1 Drain.

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: Payment in the amount of \$583.56 due March 15, 1991, and monthly thereafter

The sum owing on the obligation secured by the trust deed is:

\$43,136.19 plus interest at the rate of 11% per annum from March 1, 1991, plus late charges, plus reserve deficit.

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 August 3, 1992, 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.

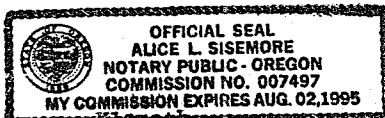
Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: April 1, 1992. William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on April 1, 1992 by
William L. Sisemore,

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 1995

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss
Filed for record on April 1, 1992 at 3:18 o'clock P.m.
and recorded in M92 page 6866 of mortgages.

Evelyn Biehn, Klamath County Clerk by Quylene Mullenbore, Deputy

After recording return to: Fee \$10.00

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