

AFTER RECORDING RETURN TO:
 Jeffrey R. Spere
 Sussman Shank Wapnick Caplan & Stiles
 1000 SW Broadway, Suite 1400
 Portland, Oregon 97205-3066

NOTICE OF DEFAULT
 (Forfeiture of Real Property Contract)

SELLER: Charles J. Burns, Judith M. Burns
 PURCHASER: Jun I. Choo and Sun A. Choo
 DATE OF CONTRACT: December 22, 1986
 MEMORANDUM RECORDED: January 8, 1987; M 87, Page 90
 ASSIGNEE OF PURCHASER: Won S. Cho
 FIRST ASSIGNMENT OF CONTRACT: February 26, 1987
 RECORDED: March 13, 1987; M 87, Page 4062
 ASSIGNEE OF PURCHASER: Helen M. Park
 SECOND ASSIGNMENT OF CONTRACT: August 18, 1987; M 87, Page 26939
 RECORDED: September 17, 1987
 PROPERTY ADDRESS: 11 Main Street, Klamath Falls, Oregon
 PROPERTY DESCRIPTION: See Exhibit A.

The purchaser and each Assignee are in default under the above-referenced contract for the sale of real property by reason of the their failure to pay the real property taxes owing for the following years:

1989-1990	Account No. 3809 032CA 01600	\$ 7,789.55 plus interest
	Account No. 3809 032CA 01700	\$ 902.23 plus interest
1990-1991	Account No. 3809 032CA 01600	\$ 7,203.24 plus interest
	Account No. 3809 032CA 01700	\$ 834.33 plus interest
1991-1992	Account No. 3809 032CA 01600	\$11,451.79 plus interest
	Account No. 3809 032CA 01700	\$ 645.07 plus interest
	Total	\$28,826.21 plus interest

If the default is not cured by payment in full of all sums due, on or before June 30, 1992, the contract will be forfeited, and the purchaser and anyone claiming through the purchaser shall have no

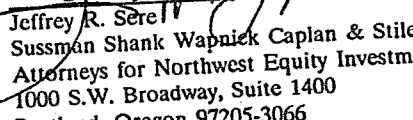
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further rights in the above described contract or the real property described in Exhibit A. If the default is not cured, then all sums previously paid under the contract shall be retained by the seller, and the seller shall be entitled to possession of the property thereafter as provided by law.

The amount that must be paid to cure the default is \$30,001.21 (\$28,826.21 plus interest thereon as delinquent taxes, \$825.00 as the cost of a title search and \$350.00 as Seller's attorneys' fees), which includes attorneys fees as allowed by ORS 93.920.

This notice is given pursuant to ORS 93.905 et seq.

March 26, 1992
Date of Mailing



Jeffrey R. Sere
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Attorneys for Northwest Equity Investments
1000 S.W. Broadway, Suite 1400
Portland, Oregon 97205-3066
Telephone: (503) 227-1111

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DESCRIPTION SHEET

PARCEL 1

Lots 1, 2, 3, 4, 5, and 6 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also that part of vacated Maple Alley adjoining Lot 6 in Block 25 of said Original Town of Klamath Falls (formerly Linkville), Oregon, and all that portion of Lot 1 of Block 26, said Original Town of Klamath Falls, (formerly Linkville), lying Easterly of Conger Avenue. EXCEPTING from the above described property that portion thereof conveyed by Edward A. Dunham, et ux, to the City of Klamath Falls, Oregon, by deed recorded on page 107 of Volume 123 of Deeds, Records of Klamath County, Oregon.

Lot 7 in Block 25 of Original Town of Linkville (now Klamath Falls), and that portion of vacated Maple Alley adjacent to said Lot 7 on the West and that portion of Lot 4, Block 26, Original Town of Linkville (now Klamath Falls) lying between said portion of vacated Maple Alley and the Easterly line of Conger Street, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING from the above described property all that portion thereof conveyed to the State of Oregon by Deed recorded on page 193 of Volume 283 of Deeds, Records of Klamath County, Oregon.

ALSO all that portion of South one-half of vacated Pine Street adjoining the above described property.

PARCEL 2

Lots 8 and 9 in Block 25 of ORIGINAL TOWN OF LINKVILLE (now Klamath Falls, Oregon), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING that part in Deed Book 283, page 193.

AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss:
 County of Multnomah)

I hereby certify that on March 26, 1992, I mailed a true copy of the foregoing Notice of Default (Forfeiture of Real Property Contract) by certified and regular mail to the Purchaser, Helen Park, Assignee, as named on the Notice of Default, at the following address:

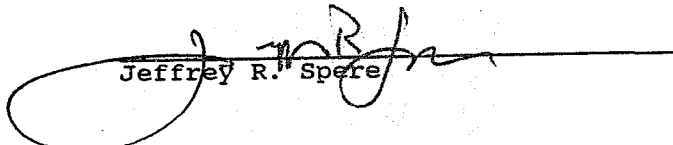
CERTIFIED MAIL -
RETURN RECEIPT REQUESTED
AND REGULAR MAIL

Won S. Cho
 16010 N.E. 105th Court
 Redmond, WA 98052

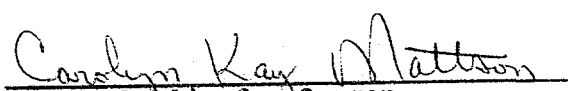
Jun I. Choo
 914 S. 291st Street
 Federal Way, WA 98003-3700

Sun A. Choo
 914 S. 291st Street
 Federal Way, WA 98003-3700

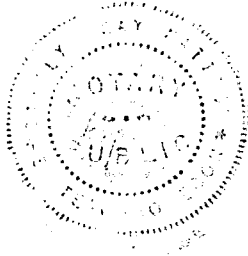
Dated this 26th day of March, 1992.


 Jeffrey R. Spere

This instrument was acknowledged before me on March 26, 1992 by Jeffrey R. Spere.

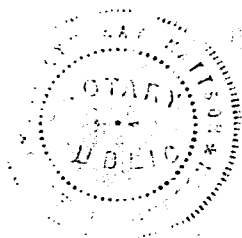

 Notary Public for Oregon

My Commission Expires: 5-2-93



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Subscribed and sworn to before me this 26th day of March,
1992.



Carolyn Kay Mattson
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-2-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jeffrey R. Spere the 2nd day
of April A.D., 19 92 at 11:58 o'clock A. M., and duly recorded in Vol. M92
of Deeds on Page 6960

FEE \$50.00

Evelyn Biehn - County Clerk

By Carolyn Kay Mattson