

APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, that, AUDIE SOYLAND AND LINDA SOYLAND, husband and wife, is the grantor, and MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY is the trustee, and DONNA MILLER AND RUTH SHAFFER is the beneficiary under that certain trust deed dated May 27, 1983, and recorded on May 27, 1983, in Volume No. M83 at page 8824 of the Mortgage Records of Klamath County Oregon.

The undersigned, who is the present beneficiary under said trust deed desires to appoint a new trustee in the place and stead of the original trustee named above;

NOW THEREFORE, in view of the premises, the undersigned hereby appoints Scott D. MacArthur, whose address is 123 N. 4th Street, Oregon, as successor trustee under said trust deed, to have all the powers of said original trustee, effective immediately.

In construing this instrument, and whenever the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned beneficiary has executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

DATED: July 8, 1992.

Mari E. Miller
Donna L. Miller

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me

on July 8, 1992, by Mari E. Miller and Donna L. Miller.

Scott D. MacArthur

Notary Public for Oregon

My commission expires 10/10/93

APPOINTMENT OF SUCCESSOR TRUSTEE RE: Trust Deed from
Audie and Linda Soyland, Grantor

to

Mountain Title Company of Klamath County, Trustee

After recording return to:

Kosta, Spencer & MacArthur

123 N. 4th ST.

Klamath Falls, Or. 97601

PAGE 1 -- APPOINTMENT OF SUCCESSOR TRUSTEE

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by AUDIE SOYLAND and LINDA SOYLAND, husband and wife, as grantors, to SCOTT D. MACARTHUR, as successor trustee, in favor of DONNA MILLER and RUTH SHAFFER, as beneficiaries, dated May 27, 1983, recorded May 27, 1983, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M83 at page 8324, covering the following described real property situated in said county and state, to-wit:

Lot 8, Block 5, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary 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 situate; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said 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:

Taxes from 1991-1992 in the amount of \$674.95 plus interest which is due and owing.

Taxes from 1990-1991 in the amount of \$625.86 plus interest which is due and owing.

Taxes from 1989-1990 in the amount of \$676.80 plus interest which is due and owing.

Taxes from 1988-1989 in the amount of \$956.64 which has been paid.

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: \$14,912.41 as of July 7, 1992 plus interest.

Notice hereby is given that the beneficiary 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 obligations secured by said trust deed and the expenses of the sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorney.

Said sale will be held at the hour of 10:00 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on November 23, 1992, at the following place: 123 N. 4th Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee of said sale.

Other than as shown of record, neither the said beneficiary or 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:

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

Robert Lynn Watson
2611 Scott Street
Klamath Falls, OR 97601

Default upon assignment
of the Trust Deed

McMahans Furniture
6320 South 6th Street
Klamath Falls, OR 97603

Judgement

Carter Jones Collection Services
1143 Pine Street
Klamath Falls, OR 97601

Judgement

Sears Roebuck & Company
P.O. Box 5
Boise, ID 83707

Judgement

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.

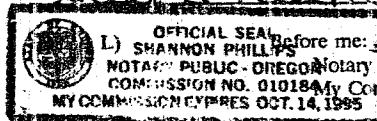
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the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

DATED: July 20, 1992

Scott D. MacArthur

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this 20th day of July, 1992 by Scott D. MacArthur



Shannon Phillips
Notary Public for Oregon
Commission Expires: 10-14-95

NOTICE OF DEFAULT AND
ELECTION TO SELL

RE: Trust Deed from
Audie and Linda Soyland

Grantor

to

Donna Miller and Ruth Shaffer

Grantee

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Kosta, Spencer & MacArthur

on this 21st day of July A.D., 19 92
at 10:42 o'clock A.M. and duly recorded
in Vol. M92 of Mortgages Page 16115

Evelyn Biehn County Clerk

By Donna Miller & Ruth Shaffer

Deputy.

Fee. \$20.00

AFTER RECORDING RETURN TO:

Kosta, Spencer & MacArthur
123 N. 4th Street
Klamath Falls, OR 97601