

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

Reference is made to that certain trust deed wherein Howard White and Rochelle White, husband and wife, are Grantors; Mountain Title Company of Klamath County is Trustee; and James G. Lewis and Pamela A. Lewis, husband and wife, are beneficiaries, dated October 27, 1989 and recorded November 6, 1989 in Volume No. M89 at page 21432, Microfilm Records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

Lot 8 in Block 6 of LYNNWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 grantors have failed to pay the following:

Monthly payments of \$73.98 due since April 3, 1992 with a like payment due on the same day of May 1992, June 1992 and July 1992, plus interest on the unpaid principal balance which is \$9,997.48 as of May 20, 1992 at the note rate of 9% per annum in the total amount of \$220.13 owing as of May 20, 1992. Said interest accrues at the rate of \$2.26 per day from May 21, 1992. Also, on August 4, 1992 the whole unpaid principal balance was due and owing. Also, delinquent taxes for the 1990-1991 fiscal year in the amount of \$386.04 plus interest and 1991-1992 in the amount of \$402.75 plus interest.

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

Principal as of May 20, 1992 in the amount of \$9,997.48;
Interest through May 20, 1992 in the amount of \$220.13, which said interest will accrue at the rate of \$2.26 per day from May 21, 1992 until paid in full;
Taxes in the total amount of \$788.79, plus interest;
Nuisance Abatement Lien in favor of the City of Klamath Falls for \$127.50, plus interest, if any;
Improvement lien in favor of the City of Klamath Falls for \$1,957.08, plus interest, if any.

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiaries pursuant to the terms of said trust deed.

Beneficiaries have and do elect to sell the property to satisfy the obligation pursuant to ORS 86.705 - 86.795.

The property will be sold as provided by law on March 1, 1993 at 10 a.m. based on the standard of time established by ORS 187.110 on the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601, 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: 9/22/92 Michael L. Brant Successor Trustee

STATE OF OREGON, County of Klamath) ss.

The foregoing was acknowledged before me this 22nd day of September, 1992 by Michael L. Brant,

Successor Trustee.

Wendy Young

NOTARY PUBLIC - OREGON

COMMISSION NO. 008792

MY COMMISSION EXPIRES AUG. 31, 1995

Notary Public for Oregon

My Commission Expires: 8-31-95

Certified to be a true copy:

STATE OF OREGON, County of Klamath) ss.

Filed for record on the 24th day of Sept., 1992 at 2:51 o'clock p.m. and recorded in Volume M 92 at Page 22120 of mortgages.

EVELYN BIEHN

By: Pauline Muelendore
Deputy

Fee \$10.00

AFTER RECORDING, RETURN TO:

MICHAEL L. BRANT

ATTORNEY AT LAW

325 MAIN STREET

KLAMATH FALLS, OR 97601