

APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, that KIM A. PINE, is the grantor, and MOUNTAIN TITLE COMPANY of Klamath Falls is the trustee, and MICHAEL I. SMIRNOV is the beneficiary under that certain trust deed dated January 6, 1986, and recorded on January 17, 1986, in book/reel/volume No. M86 at page 877 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 under said trust deed, he to have all the powers of said original trustee, effective forthwith.

In construing this instrument and whenever the context hereof so required, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

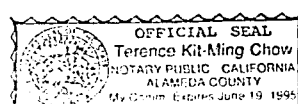
IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: 1-19, 1993.

Michael I. Smirnov
MICHAEL I. SMIRNOV

The foregoing instrument was acknowledged before me this 19th day of January, 1993, by MICHAEL I. SMIRNOV.

(S E A L)



Before me:

Terence Kit-Ming Chow
Notary Public for California
My Commissioner Expires: June 19, 1995

APPOINTMENT OF
SUCCESSOR TRUSTEE
RE: Trust Deed from
KIM A. PINE

Grantor

SCOTT D. MACARTHUR
KOSTA, SPENCER & MacARTHUR
439 Pine Street
Klamath Falls, OR 97601

Trustee

After recording return to:

KOSTA, SPENCER & MacARTHUR
439 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument received for record on the ____ day
of ____, 19__, at ____ o'clock __M., and recorded in book/reel/
volume No. ____ on page ____ or as fee/file/instrument/microfilm/reception
No. ____, Recorded of Deeds of said County.

Witness my hand and seal of County affixed.

Name _____ Title _____
By _____ Deputy

NOTICE OF DEFAULT AND ELECTION TO SELL

2083

RE: Trust Deed from Kim A. Pine, Grantor
TO Michael I. Smirnov, Beneficiary

AFTER RECORDING RETURN TO:

Kosta, Spencer & MacArthur
439 Pine Street
Klamath Falls, OR 97601

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by KIM A. PINE, as grantor, to MT. TITLE CO OF KLAMATH COUNTY as trustee, in favor of MICHAEL I. SMIRNOV, as beneficiary, dated January 6, 1986, recorded January 17, 1986, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M86 at page 877, covering the following described real property situated in said county and state, to-wit:

The Southerly 48 feet of Lot 2 and the Northwesterly 8 feet of vacated alley, adjoining Lot 2, all in block 5 of First Addition to the city of Klamath Falls, according to the official plant 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 1992-1993 in the amount of \$372.26, plus interest which is due and owing.
Taxes from 1991-1992 in the amount of \$369.59, plus interest which is due and owing.
Taxes from 1990-1991 in the amount of \$288.80, plus interest which is due and owing.
Taxes from 1989-1990 in the amount of \$312.32, plus interest which is due and owing.
Taxes from 1988-1989 in the amount of \$452.98, which has been paid.
Taxes from 1987-1988 in the amount of \$300.40, which has been paid.
Payments in the amount of \$200 per month from February 1991 and July 1991 through March 1992 and August 1992 through the present.

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: \$12,336.12 as of January 25, 1993, 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 case 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 June 7, 1993, at the following place: 439 Pine 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

Kim A. Pine
1123 N. 8th Street
Klamath Falls, OR 97601

State Scholarship Commission
c/o Dave N. Hicks
Assistant Attorney General
Justice Building
Salem, OR 97310

NATURE OF RIGHT, LIEN OR INTEREST

Default upon assignment
of the Trust Deed

Judgment

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: January 28, 1993.

Scott D. MacArthur
Scott D. MacArthur
Successor Trustee

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 28 day of January, 1993, by Scott D. MacArthur.

(S E A L)



Before me: Camille Krieger
Notary Public for Oregon
My Commissioner Expires: 9-22-96

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Kosta, Spencer & MacArthur
on this 28th day of Jan. A.D., 19 93
at 2:44 o'clock P M. and duly recorded
in Vol. M93 of Mortgages Page 2082.

Evelyn Biehn County Clerk
By D. Pauline Mulendore Deputy.

Fee, \$20.00

2084
CK