

57545

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

Reference is made to that Trust Deed wherein Dennis Lee Barker & Patricia R. Barker, husband & wife, is Grantor;
William Sisemore, is Trustee; and
Klamath First Federal Savings & Loan Association, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M78, Page 25130, Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 2 in Block 7 of First Addition Cypress Villa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assumed by Charles J. Pierce & Carol A. Pierce, husband & wife.

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:
 \$524.46 due August 3, 1992; \$527.28 due September 3, 1992; and a like amount due on the 3rd day of each month thereafter.

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

\$33,193.31, plus interest and late charges,

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 June 22, 1993, 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.

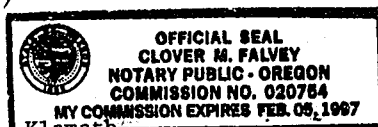
Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by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

Dated: Feb. 12, 19 93. William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
 The foregoing was acknowledged before me on February 12, 19 93 by William L. Sisemore

Clover M. Falvey Notary Public for Oregon — My Commission Expires: Feb. 5, 19 97

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss
 Filed for record on February 12, 19 93 at 3:03 o'clock P.m.
 and recorded in M93 page 3199 of mortgages.

Evelyn Biehn, Klamath County Clerk by Doreen Mueller, Deputy

After recording return to: \$10.00

William L. Sisemore
 Attorney at Law
 540 Main St., #301
 Klamath Falls, OR 97601