

72245

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

Reference is made to that Trust Deed wherein CHRISTOPHER A. NEWTON

ASPEN TITLE & ESCROW INC., Is Grantor;
GILBERT S. KAUFMAN, Is Trustee; and
Klamath, Is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M92, Page 25353,
 covering the following-described real property in Klamath County, Oregon,

A portion of Lot 6, Block 55, NICHOLS ADDITION TO THE CITY OF
 KLAMATH FALLS, in the County of Klamath, State of Oregon, more
 particularly described as follows:

Beginning at the Northwestern corner of Lot 6, Block 55, NICHOLS
 ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, thence Southerly
 along Westerly line of said Lot 6, 110 feet; thence easterly and
 parallel with Washington Street 65 feet to the Easterly line of said
 Lot 6; thence Northerly along the Easterly line of said Lot 6, 110
 feet to Washington Street; thence Westerly and at right angles to
 Eighth Street 65 feet to the place of beginning, being all of Lot 6
 of said Block 55, SAVE AND EXCEPT a strip of land 10 feet off the
 rear of said lot reserved for an alley.

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:

1. 1992-93 Property taxes in the amount of \$1,088.02
 Plus accrued interest \$ 130.56
2. 1993-94 Property taxes in the amount of \$1,137.60
3. Failure to maintain required Fire Insurance
 First Quarter Premium \$ 116.70

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

\$52,732.42 plus \$307.00 Title Guarantee fee.

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 April 22, 19 94, at 9:00 o'clock A.m.
 based on standard of time established by ORS 187.110 at Klamath County Courthouse Annex,
305 Main St., front steps, 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.

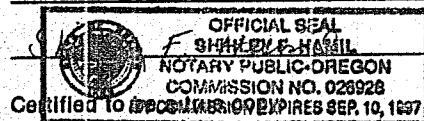
Dated: December 2, 1993.

Barbara M. DiIaconi, Trustee
 Barbara M. DiIaconi

STATE OF OREGON, County of Klamath 53

The foregoing was acknowledged before me on December 2, 19 93 by

Barbara M. DiIaconi



Notary Public for Oregon — My Commission Expires: 9-10, 19 97

Attorney for Trustee

STATE OF OREGON, County of Klamath 53

Filed for record on Dec. 3rd, 19 93 at 9:33 o'clock A.m.
 and recorded in M93 page 32134 of mortgages.

Evelyn Biehn, Klamath County Clerk by Dorinda M. Biehn, Deputy

After recording return to: Barbara M. DiIaconi
 110 North Sixth - Suite 205
 Klamath Falls
 Oregon
 97601

Fee \$10.00