

73587

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

Reference is made to that Trust Deed wherein Milton Y. Araki, Lucille P. Araki and Travis H. Araki, is Grantor;

KLAMATH COUNTY TITLE COMPANY, is Trustee; and
Beverly J. Walters and Terry A. Walters, is Beneficiary,
recorded in Official/Microfilm Records, Vol. M91, Page 17062 Klamath,
covering the following-described real property in Klamath County, Oregon:

Lot 16 in Block 1 of Stewart Addition, according to the official plat thereof on file 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 grantor has failed to pay the following: Failure to pay payment due 2/15/93 in the amount of \$300.00; March 15, 1993 - \$300.00; July 15, 1993 - \$300.00; failure to pay full payment due May 15, 1993, June 15, 1993, July 15, 1993, September 15, 1993, October 15, 1993, November 15, 1993 and December 15, 1993. Real property taxes for the year 1992-93 in the amount of \$337.43 & real property taxes for the year 1993-94. The sum owing on the obligation secured by the trust deed is: \$17,521.03 plus interest at the rate of 10% per annum from November 5, 1993.

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 \$8,795.

The property will be sold as provided by law on May 6, 1994, at 10 o'clock A.m. in accordance with standard of time established by ORS 107.110 at 540 Main Street, #301, Klamath Falls, County, Oregon.

Interested persons are notified of the right under ORS 10.753 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 the date set before the date last set for sale.

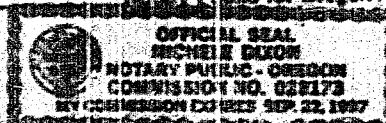
Date: December 27, 1993

William L. Sisemore, Trustee
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath.
The foregoing was acknowledged before me on December 27, 1993 by
William L. Sisemore.

Lucille Araki
Certified to be a true copy.

Notary Public for Oregon - My Commission Expires: 9/22/97



Attorney for Trustee

STATE OF OREGON, County of Klamath,
Filed for record on Dec. 29, 1993 at 11:30 o'clock A.m.
and recorded in 1993 page 35080 of mortgages.

Evelyn Biehn,

Klamath County Clerk by

Douline Mellendorf, Deputy

After recording return to:

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
Klamath Falls, OR 97601

Fees \$10.00