

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

Reference is made to that Trust Deed wherein Philip K. Andersch and Tracy L. Andersch, husband and wife, is Grantor; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M83, Page 14479, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 6, Block 1, FIRST ADDITION TO LOMA LINDA HEIGHTS in the City of Klamath Falls, 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 grantor has failed to pay the following: failure to pay \$1,328.91 on May 15, 1995; \$1,437.64 on June 15, 1995, and each month thereafter; failure to pay real property taxes in the amount of \$25,542.70 together with applicable late charges.

The sum owing on the obligation secured by the trust deed is: \$146,478.25 plus interest at the rate of 12 1/2% per annum from April 15, 1995.

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 March 14, 19 96, 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.

This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: November 13, 19 95.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on November 13, 19 95 by

William L. Sisemore,

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: Aug 2, 19 99

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on November, 19 95 at 1:48 o'clock P.m. and recorded in M95 page 30910 of mortgages.

Bernetha G. Letsch Klamath County Clerk by

Connette Mueller, Deputy

Fees: \$10.00

After recording return to:

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