

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

Reference is made to that Trust Deed wherein Richard R. Young & Carol S. Jones

William L. Sisemore, is Grantor;
Klamath First Federal Savings and Loan Association, is Trustee; and
recorded in Official/Microfilm Records, Vol. M90, Page 15277, is Beneficiary,
Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 19, Tract No. 1038, known as a resubdivision of Lot 10 thru 15, Block 1,
 Midland Hills Estates, 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:
 \$237.99 due on the 8/5/95 installment; \$534.00 due on 9/5/95; 534.00 due on 10/5/95;
 534.00 due on 11/5/95; 534.00 due on 12/5/95; 517.00 due on 1/5/96; failure to pay fire
 insurance in the amount of \$812.64 together with late charges.

The sum owing on the obligation secured by the trust deed is: \$46,046.60 together with interest at the
 rate of 10.60% from 7/1/95

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 13, 1996, at 10:00 o'clock a.m.
 based on standard of time established by ORS 187.110 at 540 Main Street, #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.

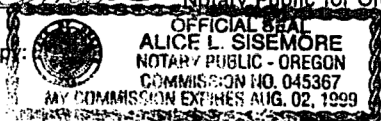
Dated: February 2, 1996.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
 The foregoing was acknowledged before me on February 2, 1996 by William L. Sisemore,

Alice L. Sisemore Notary Public for Oregon -- My Commission Expires: August 2, 1999

Certified to be a true copy:



 Attorney for Trustee

STATE OF OREGON, County of Klamath ss
 Filed for record on February 2nd, 1996 at 11:41 o'clock A.m.
 and recorded in M96 page 3143 of mortgages.

Bernetha G. Letsch Klamath County Clerk by Lynette Freiley, Deputy

After recording return to:

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

Fee \$10.00