

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

Vol. M96 Page 13341

Reference is made to that Trust Deed wherein DONALD L. SIMMONS and CARRIE J. SIMMONS, as tenants by the entirety MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, is Grantor; CLIFFORD W. MYNATT and VIRGINIA L. MYNATT, husband and wife, is Trustee; and recorded in Official/Microfilm Records, Vol. M94, Page 31730, is Beneficiary, covering the following-described real property in Klamath County, Oregon, Klamath County, Oregon:

96 MAY -9 P 3:36

Tract 20, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the East 100 feet thereof.

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: February 10, 1996 payment in the amount of \$319.50 and all payments coming due thereafter.

The sum owing on the obligation secured by the trust deed is: \$30,420.66 full balance due and payable plus interest at the rate of 9% per annum from February 9th, 1996.

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 September 16, 1996, at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 540 Main Street, Room #301, 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: May 9, 19 96.

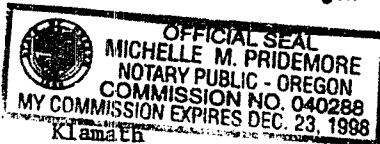
William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on May 9th, 19 96 by William L. Sisemore

Michelle M. Pridemore Notary Public for Oregon — My Commission Expires: Dec. 23, 19 98

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on May 9th, 19 96 at 3:36 o'clock Pm. and recorded in M96 page 13341 of mortgages. Instrument No 17729

Bernetha G Letsch

County Clerk by Shirley Russell, Deputy

After recording return to:

Fee \$10.00

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