

96 NOV 18 P3:49

ATC #04045528

Tax Acct No. 2607-001H-11700 Key No. R163593

AFTER RECORDING RETURN TO
B&J/Barristers' Aide, Inc.
c/o Bryce R. Jessen, Atty
760 N. 14th Street
Springfield, OR 97477-4150

Trust Deed Notice of Default
and Election to Sell
by Successor Trustee

Grantor: WILMA ST. CLAIR MORROW
Trustee: EUGENE ESCROW SERVICES, INC.
Beneficiary: EULALIA H. REED, or her survivor, DIANE REED-MATHRE

Describing real property located in Klamath County, Oregon as follows:

Lot 5, Block 12, Tract No. 1042, Two Rivers North,
according to the official Plat thereof on file in the
office of the county clerk of Klamath County, Oregon.

Said Trust Deed was recorded August 3, 1994, in Volume M94,
Page 23921, in the Official Records of Klamath County, Oregon.

The default for which this Notice of foreclosure is given is
as follows:

1. Failure to pay the monthly payments totalling two (2) for
October and November, 1996, in the amount of \$389.58
each, plus escrow collection charges.
2. Failure to pay late payment charges of \$19.48 each for
two (2) months.

The sum owing on the obligation secured by the Trust Deed as
of November 13, 1996, is as follows:

Principal of \$27,474.22, plus accrued interest, at
seventeen (17%) percent per annum from September 2, 1996,
until paid.

By reason of the above set out default, the undersigned has
elected to sell the above described property pursuant to ORS 86.705
to 86.795 to satisfy the obligation. Said sale shall be by the
advertisement and sale method pursuant to said statutory authority.

Said sale shall be by public auction to the highest bidder for
cash. The sale shall be held at the hour of 2:00 P.M., on April 9,
1997, in front of the County Clerks Office at 507 Main Street,
Klamath Falls, OR 97601.

NOTICE IS HEREBY GIVEN of the right under ORS 86.753 to have
the proceeding dismissed and the Trust Deed reinstated by payment
of the entire amount then due, together with costs, Trustee and

Page 1 - TRUST DEED NOTICE OF DEFAULT AND ELECTION TO SELL
BY SUCCESSOR TRUSTEE

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attorney fees, and by curing any other default complained of in this Notice of Default, at any time prior to five (5) days before the date last set for the sale.

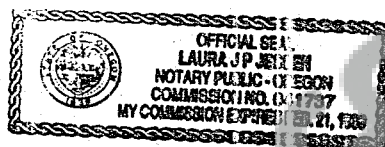
Bryce R. Jessen was appointed as Successor Trustee, by appointment recorded November 18, 1996, at Volume No. 496, Page 36191, Klamath County, Oregon Records.

DATED: November 14, 1996.

Bryce R. Jessen
Bryce R. Jessen, Successor Trustee

STATE OF OREGON)
 : ss.
County of Lane)

Personally appeared BRYCE R. JESSEN, Successor Trustee, and acknowledged the foregoing before me this 14th day of November, 1996.



Laura J. P. Jessen
Notary Public for OREGON
Seal: 2-21-99

SUCCESSOR TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
 : ss.
County of Lane)

I, BRYCE R. JESSEN, Successor Trustee, as set forth above and attorney for the Successor Trustee, do hereby certify that the foregoing is a complete and exact copy of the original Notice of Sale.

DATED: _____, 1996.

Bryce R. Jessen, Attorney for
Successor Trustee

Page 2 - TRUST DEED NOTICE OF DEFAULT AND ELECTION TO SELL BY SUCCESSOR TRUSTEE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of November A.D., 1996 at 3:49 o'clock P. M., and duly recorded in Vol. M96
of Mortgages on Page 36193.

FEE \$15.00

Bernetha G. Letsch, County Clerk
By Bernetha Letsch