

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

Reference is made to that Trust Deed wherein DAN R. COX and MICHAEL L. BROWN, each as to an undivided interest of 50%, are grantors; ASPEN TITLE & ESCROW COMPANY, INC., is Trustee; and ROBERT V. WETHERN, SR., is Beneficiary, recorded in Official/Microfilm Records, Vol. M92, page 19527, or as file/reel/document/instrument number , Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lots 1, 2, and 24, Block 129, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.

Code 36 Map 3811-1AO TL 100

Code 36 Map 3811-1AO TL 200

Code 36 Map 3811-1AO TL 1300

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: payment due the 21st day of June 1996 in the amount of \$70.13 and a like payment on the 21st day of each month thereafter; failure to pay real property taxes for the year 1996-97.

The sum owing on the obligation secured by the trust deed is: \$16,688.94 plus interest at the rate of 10.% per annum from 5/21/96,

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 April 30, 1997 at 10:30 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.

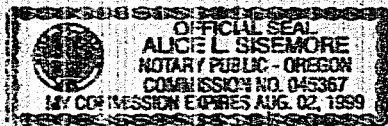
Dated: December 20, 1996.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on December 20, 1996, by William L. Sisemore.

Alice L. Sisemore, Notary Public for Oregon-My Commission Expires: 08/02/99



Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on December 20, 1996, at 10:26 o'clock A.M. and recorded in M96 page 39517 or as file/reel/document/instrument number 30238 of mortgages.

Bernetha G. Letsch Klamath County Clerk, by Kathleen Rose
Deputy

After recording, return to:
William L. Sisemore
Attorney at Law
540 Main Street, #301
Klamath Falls, OR 97601

Fee: \$10.00