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31039

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NOTICE OF DEPAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by K.F. TRAD	E CENTER L.L.C.
	as grantor, to
IRVING W. POTTER	as trustee.
dated February 10 ,19 95, recorded February 13	1995 in the mortisis records of
Klamath County, Oregon, in book/reel/volume No. M95	at page 3117
fee/file/instrument/microfilm/reception No	ish), covering the following described real
property situated in the above-mentioned county and state, to-wit:	G

See Exhibit A

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above-described real property is situated, further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person owing an obligation, the performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

\$2,126,594.00

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

\$2,126,594.00 plus 2-1/2% interest per month from January 6, 1997 until paid.

--- OVER ---

NOTICE OF DEFAULT AND ELECTION TO SELL to Irver Deed from K.F. TRADE CENTER L.L.C. Grunter TO IRVING W. POTTER Trustee Lifer recording rature to (Name, Address, Zip): JOSSELSON, POTTER & ROBERTS 53 S.W. Yamhill St.	EPACE RESERVED FOR RECORDER'S USE	STATE OF OREGOI County of I certify that the was received for record of ato'cleck in book/reel/volume I pageor ment/microfilm/recept Record of Mortgages of Witness my i County affixed.	within instrument d on theday, 19 M., and recorded to or as fee/file/instru- tion No f said County.
Portland, OR 97204		NAME By	nns\ Demit

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Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which the grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest the grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The sale will be held at the hour of 11:30 o'clock. A. M. in accord with the standard of time established

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possession	of or occupying th	e property, excep			
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