

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

Reference is made to that Trust Deed wherein LLOYD D. CALDWELL and MICHAELA L. CALDWELL, husband and wife, is grantor; ASPEN TITLE & ESCROW, INC., is Trustee; and ERIC M. SPIESS and MELADEE DODDS, who was incorrectly named as MELADEE DOBBS in the trust deed, dba M & E ENTERPRISES OF GALT, is Beneficiary, recorded in Official/Microfilm Records, Vol. M90, page 25149, or as file/reel/document/instrument number 23907, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 22, Block 2, TRACT NO. 1096, AMERICANA, in the County of Klamath, State of Oregon.

CODE 218 MAP 3909-14DA-3300

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:

Failure to pay the payment due February 1, 1997 in the amount of \$664.64 and thereafter.
And failure to pay; Real property taxes for the years 1993-94, 1994-95, 1995-96, 1996-97.

The sum owing on the obligation secured by the trust deed is: \$104,897.03 plus interest at rate of 7% per annum from January 9, 1997, 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 July 24, 1997 at 10:00 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.

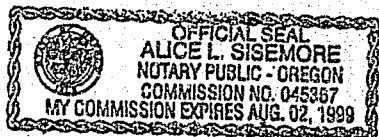
Dated: March 9, 1997.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath, ss

The foregoing was acknowledged before me on March 9, 1997, 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 March 12, 1997 at 9:00 o'clock A.m. and recorded in 127 page 7136 or as file/reel/document/instrument number _____ of mortgages.

Klamath County Clerk, by Cathy Dunn

Deputy

After recording, return to:

William L. Sisemore

Attorney at Law

540 Main Street, #301

Klamath Falls, OR 97601

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) SS
County of Klamath)

I, William L. Sisemore, being first duly sworn, depose and say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME AND ADDRESS

Lloyd D. Caldwell
Michaela L. Caldwell
5529 Liberty Avenue
Klamath Falls, OR 97603

Lloyd D. Caldwell
Michaela L. Caldwell
5351 W. Hwy 96
Pueblo, CO 81005

S.A.I.F. Corporation
400 High Street, S.E.
Salem, OR 97312-1000

Carter Jones Collection Service
1143 Pine Street
Klamath Falls, OR 97601

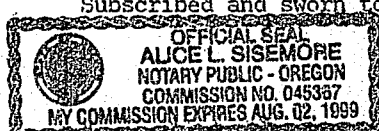
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by CRS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by William L. Sisemore, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon full prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on 3-12, 1997. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a property form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

William L. Sisemore
William L. Sisemore

Subscribed and sworn to before me on March 12, 1997.



Alice L. Sisemore
Notary Public for Oregon
My Commission Expires: 8/2/99

STATE OF OREGON)
) SS
County of Klamath)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock ____M, and recorded in book/real/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

After recording, return to:

BY _____

Deputy

JEFFERSON STATE ADJUSTERS
PROOF OF SERVICE

23581

STATE OF OREGON
COUNTY OF Klamath

I hereby certify that I made service of the forgoing TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE upon the within named respondent, by delivering or leaving a true copy of the said TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE as follows:

PERSONAL SERVICE

On MARCH 13, 1997 at 9:00 o'clock, A M., I delivered an original or true copy of the TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE to MIKE CLEVETTE in person, at 5529 LIBERTY AVE Klamath Falls OR 97603.

SUBSTITUTE SERVICE*

On MARCH 13, 1997 at 9:00 o'clock, A M., I served TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE on Defendant SHANNON CLEVETTE by delivering an original or true copy to MIKE CLEVETTE a person over the age of 14 years residing in said party's house or usual place of abode at 5529 LIBERTY AVE Klamath Falls OR 97603.

OFFICE SERVICE*

On _____, 19__ at ____ o'clock., ____ M., I left an original or true copy of the _____ with _____ the person apparently in charge of the business office maintained by _____ at _____.

NON FOUND

I certify that I received the within document for service on _____, and after due and diligent search and inquiry I have been unable to locate the within named _____ in Klamath County.

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or State of Oregon, and that I am not a party to nor an employee of, nor attorney for any party; that the person served by me is the identical person named in the cause.

DAD
Signature

Court Case Number

MARCH 13, 1997
Date

*Where substituted or office service is used, the petitioner as soon as reasonably possible, shall cause to be mailed a true copy of the _____ to the respondent at the respondent's dwelling house or usual place of abode, together with a statement of the time and date at which such service was made.

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #9275

TRUSTEE'S NOTICE.....

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

(4) insertion(s) in the following issues:

MARCH 25

APRIL 1/8/15, 1997

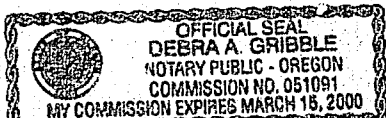
Total Cost: \$353.92

Subscribed and sworn before me this 15TH
day of APRIL, 1997

Debra A. Gribble

Notary Public of Oregon

My commission expires 3-15-2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 24th day
of July, A.D., 19 97 at 2:24 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 23579

FEE \$25.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch

TRUSTEE'S NOTICE
OF DEFAULT AND
ELECTION TO SELL
AND FORECLOSE
Reference is made to
that Trust Deed, where-
in LLOYD D. CALD-
WELL and MICHAELA
L. CALDWELL, hus-
band and wife, is gran-
tor, ASPEN TITLE &
ESCROW, INC. is Trust-
ee, and ERIC MOSPI-
ESS and MELADEE
DOBBS, who was incor-
rectly named as MELA-
DEE DOBBS in the
trust deed, dba: M&E
ENTERPRISES OF
GALT, is Beneficiary,
recorded in Official Mi-
crofilm Records, Vol.
M90, page 26149, as an
file/rec/document/in-
strument number 2397,
Klamath County, Ore-
gon, covering the fol-
lowing described real
property in Klamath
County, Oregon: Lot 22,
Block 2, TRACT
NO. 1096, AMERICAN
In the County of Klamath,
State of Oregon.
CODE 218-MAP 3909-
14DA-3300.
No action is pending to
recover any part of the
debt secured by the
trust deed. The obli-
gation secured by the
trust deed is in default
because the grantor has
failed to pay the follow-
ing: Failure to pay the
payment due February 1,
1997 in the amount of
\$664.64 and thereafter.
And failure to pay: Real
property taxes for the
years 1993-94, 1994-95,
1995-96, 1996-97.
The sum owing on the
obligation secured by
the trust deed is:
\$104,877.03 plus interest
at the rate of 7% per
annum from January 9,
1997, plus trustee's fees,
attorney's fees, foreclo-
sure costs and any
sums advanced by ben-
eficiary pursuant to the
terms of said trust

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 July 24, 1997 at 10:00
o'clock a.m. based on
standard of time estab-
lished by ORS 187.110 at
540 Main Street, Suite
301, Klamath Falls, Or-
egon, Klamath County,
Oregon.

Interested persons are
notified of the right un-
der ORS 86.753 to have
this proceeding dis-
missed and the trust
deed reinstated by pay-
ment of the entire
amount then due, other
than such portion as
would not then be due
had no default oc-
curred, together with
costs, trustee's and at-
torney's fees, and by
curing any other de-
fault complained of in
this notice, at any time
prior to five days be-
fore 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: March 9, 1997
William L. Sisemore,
Successor Trustee
#9275 March 25, 1997
April 1, 8, 15, 1997