

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

Reference is made to that Trust Deed wherein ANNA L. MIMS, is grantor; ASPEN TITLE & ESCROW, INC., is Trustee; and BRUCE E. BRINK & HELEN WOLTER, not as tenants in common but with full rights of survivorship, is Beneficiary, recorded in Official/Microfilm Records, Vol. M94, page 38365, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The Northerly 56 feet of Lot 9, Block 201, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 MAP 3809-33DB TL 14300

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 make the payment due on 6/5/97 in the amount of \$295.00 and a like payment on the 5th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$32,760.25 together with interest from May 5, 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 December 23, 1997 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 540 Main Street, #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.

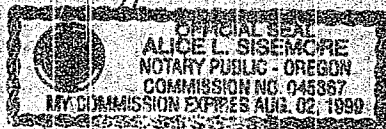
Dated: August 15, 1997.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on August 15, 1997, by William L. Sisemore,

William 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 August 15, 1997, at 3:19 o'clock p.m. and recorded in M97
page 26961 or as file/reel/document/instrument number 43697 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