

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

Reference is made to that Trust Deed wherein ROGER A. BRYANT, a married man, is grantor; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M87, page 8485, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lots 5 and 6 in Block 25 SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The debtor filed for relief under Chapter 7 of the U. S. Bankruptcy Court, case no. 694-61555-aer-7. The debtor filed a Statement of Intentions stating that he wanted to reaffirm the debt to Klamath First Federal Savings and Loan Association. The debtor and the debtor's attorney signed the Reaffirmation Agreement which was filed with the Bankruptcy Court. The bankruptcy was closed by order dated October 11, 1996.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: installment in the amount of \$337.96 due April 20, 1997; installment of \$351.00 due May 20, 1997 and a like sum each month thereafter, together with late charges.

The sum owing on the obligation secured by the trust deed is: \$30,990.09 + interest at the rate of 7.125% per annum from March 20, 1997, + late charges,

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 January 6, 1998 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.

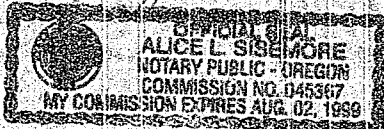
Dated: August 26, 1997.

William L. Sisemore
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on August 26, 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 August 27, 1997, at 2:20 o'clock P.m. and recorded in M97 page 28145 or as file/reel/document/instrument number 44244 of mortgages.

Bernetha G. Lersch Klamath County Clerk, by Kathleen Ross
Deputy

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

Fee: \$10.00