

MTG 3/16/82
**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL**

JASON L. TOLLESON and TIONA L. TOLLESON, husband and wife, as grantor, made, executed and delivered to Josephine-Crater Title Companies, Inc., an Oregon corporation, as trustee, to secure the performance of certain obligations including the payment of the principal sum of \$35,000.00 in favor of Vernon G. Ludwig and Ofelia Ludwig, husband and wife, as beneficiary, that certain trust deed dated April 18, 1995, and recorded April 19, 1995, in the official records of Klamath County, Oregon, as Document No. 98637 in Volume M95 Page 9911 covering the following described real property situated in said county:

See Exhibit "A" attached.

There is a default by the grantor owing the obligations in that the grantor has failed to pay, when due, the following sums thereon:

Monthly installments of \$360.01 per month, beginning with the installment due May 18, 1997, which were due on the 18th day of each month thereafter.

which are now past due, owing and delinquent. Grantor's failure just described is the default for which the foreclosure mentioned below is made.

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

\$34,759.40, together with interest thereon at the rate of 12% per annum from April 23, 1997 until paid, plus late charges of 5% of each payment not paid within 15 days of its due date, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

Notice hereby is given that the undersigned, by reason of said default, has elected and hereby does elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Section 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or

Notice of Default

Election to Sell - Page -1-

LAW OFFICES OF
DAVIS, GILSTRAP, HARRIS, HEARN & WELTY
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including a reasonable charge by the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 o'clock, a.m., Pacific Standard Time, as established by Section 187.110 of Oregon Revised Statutes, on January 26, 1998, at the following place: Amerititle, 222 S. Sixth Street, Klamath Falls, OR 97601.

Other than as shown of record, the trustee has no actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

<u>NAME AND LAST KNOWN ADDRESS</u>	<u>NATURE OF RIGHT, LIEN OR INTEREST</u>
JASON L. TOLLESON and TIONA L. TOLLESON 5651 HIGHWAY 97 N KLAMATH FALLS OR 97601	Grantor
B & B BROADCASTING INC A DELAWARE CORPORATION ROBERT BARRON, REGISTERED AGENT 4509 S SIXTH STREET STE 201 KLAMATH FALLS OR 97601	Judgment Creditor
JOHN C TOLLESON 5645 HIGHWAY 97 N KLAMATH FALLS OR 97601	Fee Simple
MOTOR INVESTMENT COMPANY P. O BOX 309 KLAMATH FALLS OR 97601	Jr. Trust Deed Holder
CASCADE AUTOMOTIVE INC 2128 WASHBURN WAY KLAMATH FALLS OR 97603	Judgment Creditor

Notice is further given that any person named in Section 86.750 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such

Notice of Default

Election to Sell - Page -2-

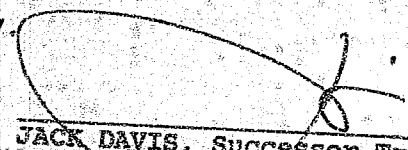
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portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees, at any time prior to five days before the date set for said sale.

DATED: August 26, 1997.

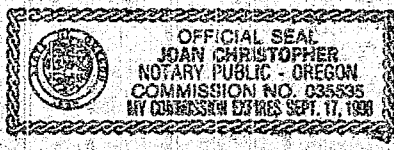


JACK DAVIS, Successor Trustee
DAVIS, GILSTRAP, HARRIS,
HEARN & WELTY, P.C.

STATE OF OREGON

COUNTY OF JACKSON

Personally appeared the above named Jack Davis and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Joan Christopher
Notary Public for Oregon
My Commission Expires: 9/17/98

Notice of Default
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Page -3-
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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land lying in the N1/2 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 49' West along the quarter line, a distance of 976.04 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 6 degrees 02' West a distance of 240.3 feet to an iron pin which is the true point of beginning; thence continuing South 6 degrees 02' West a distance of 270 feet; thence North 89 degrees 49' West a distance of 625.1 feet, more or less, to an iron pin which lies on the Easterly right of way line of the New Dalles-California Highway; thence North 11 degrees 36' West following the Easterly right of way line of the New Dalles-California Highway to an iron pin; which pin lies North 89 degrees 49' West a distance of 708.6 feet from the said true point of beginning; thence South 89 degrees 49' East a distance of 708.6 feet to the said true point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
of August A.D. 1997 at 3:36 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 28158

FEE \$25.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross