

'97 SEP 26 AM 10:01

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

Reference is made to that Trust Deed wherein DAROLD A. LANDMARK, is grantor; ASPEN TITLE & ESCROW, INC., is Trustee, LAWLESS ROOFING, INC., DEFINED BENEFIT PENSION PLAN AND TRUST, is Beneficiary, recorded in Official/Microfilm Records, Vol. M95, page 26998, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Government Lots 3 and 4, Section 19, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and The E 1/2 SE 1/4 Section 24, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Code 8 Map 3511-2400 TL 1000; Code 8 Map 3512 TL 3400.

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 monthly payment due on August 29, 1996 in the amount of \$596.25 and a like amount on the 29th day of each month thereafter, plus applicable late charges together with real property taxes for the years 1995-96, 1996-97.

The sum owing on the obligation secured by the trust deed is: \$42,349.21 + interest from 1/13/97 at 15% per annum from January 13, 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 February 10, 1998 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at Klamath First Federal Savings and Loan Association, 540 Main St., Main Lobby, 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.

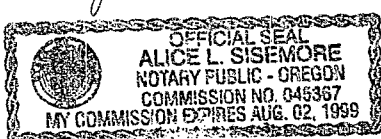
Dated: September 26, 1997.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

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

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



Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath ss
Filed for record on Sept. 26, 1997, at 11:01 o'clock A. m. and recorded in M97 page 31458 or as file/reel/document/instrument number 45887 of mortgages.

Bernetha G. Letsch 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