

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

Reference is made to that Trust Deed wherein Tami L. Strawn, is grantor; Aspen Title & Escrow, Inc., is Trustee; and Bruce E. Brink and Helen Wolter, son and mother, is Beneficiary, recorded in Official/Microfilm Records, Vol. M96, page 39103, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 9, Block 3, FIRST ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809029CD TL 15900

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: Installment in the amount of \$374.55 due June 1, 1997 & a like installment each month thereafter, failure to maintain insurance and failure to pay real property taxes for the year 1997-98.

The sum owing on the obligation secured by the trust deed is: \$30,261.31 + interest at the rate of 12.75% from May 2, 1997 + real property taxes,

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 April 20, 1998 at 10:00 o'clock A. M. based on standard of time established by ORS 187.110 at 110 N. 6th Street, 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.

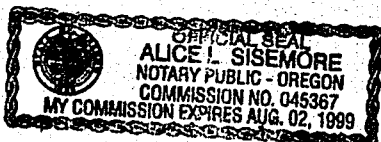
Dated: December 8, 1997.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on December 8, 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 December 9, 1997, at 10:09 o'clock A m. and recorded in M97, page 39882 or as file/reel/document/instrument number 49744 of mortgages.

Bernetha 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