

51008

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

Reference is made to that Trust Deed wherein Danny R. Vest and Timothy Mark Tweten, or the survivor thereof, is grantor; Mountain Title Company of Klamath County, is Trustee; and Charles B. Crawford and Rosemary Crawford, or the survivor thereof, is Beneficiary, recorded in Official/Microfilm Records, Vol. M92, page 11324, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 6 in Block 10, KLAMATH LAKE ADDITION, 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 obligation secured by the trust deed is in default because the grantor has failed to pay the following: Failure to pay the installment due 11/21/97 & 12/21/97 each in the amount of \$243.79 + interest at the rate of 12% per annum from 11/21/97, plus real property taxes for the years 1994-95; 1995-96; 1996-97; 1997-98.

The sum owing on the obligation secured by the trust deed is: \$6,958.62 + interest, together with 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 May 18, 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.

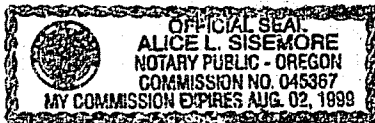
Dated: January 2, 1998.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on January 2, 1998, 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 January 2, 19 98, at 11:51 o'clock A m. and recorded in M98 page 41 or as file/reel/document/instrument number 51008 of mortgages.

Bernetha Letsch, Klamath County Clerk, by Pauline M. Mulvender
Deputy

After recording, return to:
William L. Sisemore
Attorney at Law
110 N. 6th Street
Klamath Falls, OR 97601

Fee \$10.00

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