

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

Reference is made to that Trust Deed wherein Dale Lancaster & Clifford Hopkins, are grantors; Aspen Title & Escrow, Inc., is Trustee; and Richard W. Robinson & Mary Ann L. Robinson, husband & wife, are Beneficiaries, recorded in Official/Microfilm Records, Vol. M93, page 22806, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The NW 1/4 of Section 19 and that portion of the NE 1/4 of Section 19 and the NW 1/4 of Section 20, lying Westerly of the most Westerly bank of the Williamson River, all in Township 32 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon

CODE 8 MAP 3209-1900 TL 200

CODE 8 MAP 3208-1900 TL 300

CODE 8 MAP 3208-2000 TL 300

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 the payment due 10/1/96 in the amount of \$1,200.00 and a like payment due on the 1st day of each month thereafter. Failure to pay 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: \$140,905.11 plus interest at the rate of 7% per annum from November 22, 1996,

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 July 7, 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.

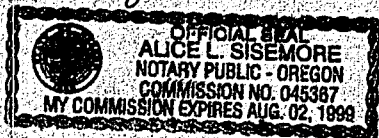
Dated: February 25, 1998.


William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on February 25, 1998, by William 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 February 25, 1998, at 1:46 o'clock p. m. and recorded in M98 page 6109 or as file/reel/document/instrument number 53696 of mortgages.

Bernetha G. Letsch, Klamath County Clerk, by Kathleen R. Rasmussen
Deputy

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

Fee: \$10.00

