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

Reference is made to that Trust Deed wherein <u>HARLEY DEAN COX</u>, is grantor; <u>First American Title Insurance Company</u>, is Trustee; and <u>Brian Curtis and Dolores Curtis</u>, husband and wife, with full <u>rights of survivorship</u>, is Beneficiary, recorded in Official/Microfilm Records, Vol.<u>M97</u>, page <u>36465</u>, <u>Klamath</u> County, Oregon, covering the following described real property in <u>Klamath</u> County, Oregon:

The West 36 feet of Lot 41 and the East 17 feet of Lot 42 of ROSELAWN, Resubdivision of Block 70 of Buena Vista Addition to the City of Klamath Falls, 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: \$112.50 due January 30, 1998 plus late charge and a like installment each month thereafter; failure to pay real property taxes for the year 1997-98.

The sum owing on the obligation secured by the trust deed is: \$9,000.00 plus interest at the rate of 15% per annum from December 28, 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 <u>July 13, 1998</u> at <u>10:00</u> o'clock <u>a.m.</u> based on standard of time established by ORS 187.110 at <u>110 N. 6th Street</u>, <u>Klamath Falls</u>, <u>Klamath</u>, 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: March 4, 1998.

STATE OF OREGON, County of Klamath) ss
The foregoing was acknowledged before me on March 1998, by William L. Sisemore,

The foregoing was acknowledged before me on March 1998, by William L. Sisemore,

Notary Public for Oregon-My Commission Expires: 08/02/99

OFFICIAL SCAL
ALICE L. SISEMORE NOTARY PUBLIC - OREGON COMMISSION DEPARES AUG 02.1999 ATTOMMSSION DEPARES AUG 02.1999 A

STATE OF OREGON, County of Klamath ss ss Filed for record on March 4, 19 98, at 9:510'clock A.m. and recorded in M98 page 6978 or as file/reel/document/instrument number 54054 of mortgages.

Bernetha G. Letsch Klamath County Clerk, by Kathun Koss 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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