

TRUSTEE'S NOTICE OF DEFAULT AND ELICTION TO SELL

AND

TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein Fred C. Tompkins, is Grantor; Robert D. Boivin is Trustee; and Carl R. Scott is Beneficiary, recorded in Official/Microfilm Records, Vol. M96, page 6529, covering the following described real property in Klamath County, Oregon:

A portion of Lot 14 in the SE 1/4 NW 1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies South along the section line a distance of 1980 feet and East a distance of 2073 feet and South a distance of 560 feet from the iron pin which marks the Northwest corner of Section 14 in Township 36 South, Range 10 East of the Willamette Meridian, and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less, to the point of beginning.

CODE 8 MAP 3610-14BD TL 10100

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: The principal balance in the amount of \$3,000.25 plus late charges from August 1, 1996 through December 30, 1997 in the amount of \$170.25, plus the January late charge in the amount of \$10.00 for a total of \$3,180.50.

The sum owing on the obligation secured by the Trust Deed is: \$3,000.25 together with late fees from August 1, 1996 in the amount of \$180.25, 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 Thursday, July 16, 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: March 6, 1998.

Robert D. Boivin
Robert D. Boivin, Successor Trustee

STATE OF OREGON)
) ss
County of Klamath)

The foregoing was acknowledged before me on March 6, 1998, by Robert D. Boivin.

Jeanne L. Mitchell
Notary Public for Oregon

My Commission expires: 11-13-99

Certified to be a true copy:

STATE OF OREGON)
County of Klamath) ss

Attorney for Trustee

Filed for record on March 12, 1998, at 3:58 o'clock P m. and recorded in M98 page 8164 or as file/reel/document/instrument number 54621 of mortgages.

Bernetha G. Letsch

Klamath County Clerk, by Kathleen Ross

Deputy

After recording, return to:
Boivin, Jones, Uerlings,
Dilaconi & Oden, P. C.
110 N. 6th Street
Klamath Falls, OR 97601

Fee \$10.00