

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

Reference is made to that Trust Deed wherein Richard S. O'Connor, is grantor; Aspen Title & Escrow, Inc., is Trustee; and Brian L. Curtis and Dolores Curtis, husband and wife with full rights of survivorship, is Beneficiary, recorded in Official/Microfilm Records, Vol. M97, page 29506, and second Trust Deed given to correct maturity date, recorded in Official/Microfilm Records, Vol. M97, page 29979, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 9 in Block 48 of Hillside 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: Failure to make the payment due March 3, 1993, April 3, 1998 and May 3, 1998 in the amount of \$250.00 plus late charges of \$12.50 for each late payment, together with real property taxes for the year 1997-98.

The sum owing on the obligation secured by the trust deed is: \$20,000.00 + interest at the rate of 15% per annum from February 2, 1998 + late charges,

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 September 24, 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.

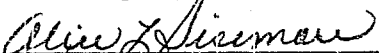
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: May 15, 1998


William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath, ss

The foregoing was acknowledged before me on May 15, 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 May 18, 19 98, at 11:57 o'clock A m. and recorded in M98 page 16833 or as file/reel/document/instrument number 58323 of mortgages.

Bernetha G. Letsch Klamath County Clerk, by Kathleen Ross
Deputy

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

Fee \$10.00