

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

Reference is made to that Trust Deed wherein John E. De Vries, is grantor; AmeriTitle, is Trustee; and Ernest C. Niles, is Beneficiary, recorded in Official/Microfilm Records, Vol. M97, page 7270, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The Easterly 330 feet of the West 1/2 of Section 19, Township 35 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, that lies North of the Sprague River Highway.

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: Installment due 12/12/97 in the amount of \$128.00 & a like installment due each month thereafter; failure to keep property free from liens & encumbrances, to-wit: Construction lien recorded April 7, 1998 in volume M98, page 11301, by Fry Industries, Inc.

The sum owing on the obligation secured by the trust deed is: \$12,854.90 + interest at the rate of 8.5% per annum from January 6, 1998, 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 October 21, 1998, 1998 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 North Sixth 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.

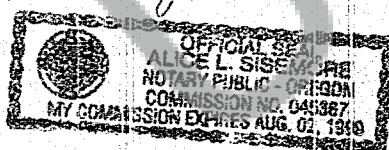
Dated: June 8, 1998.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath, ss

The foregoing was acknowledged before me on June 8, 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 June 8, 1998, at 11:35 o'clock a.m. and recorded in M98 page 19406 or as file/reel/document/instrument number 59382 of mortgages.

Bernetha G. Letsch, Klamath County Clerk, by Kathleen Grant

Deputy

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

Fee: \$10.00