

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

Reference is made to that Trust Deed wherein Michael L. Voiles, is grantor; Aspen Title & Escrow, Inc., is Trustee; and Bruce E. Brink and Helen Wolter, son and mother, or the survivor, is Beneficiary, recorded in Official/Microfilm Records, Vol. M97, page 4571, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The Northeasterly one-half of Lots Five (5) and Six (6) in Block Twenty-two (22) of INDUSTRIAL ADDITION to the City of Klamath Falls, County of Klamath, State of Oregon.

CODE 1 MAP 3809-33BA TL 2100

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 on November 27, 1997 and a like installment due each month thereafter + late charges; failure to pay the 1997-98 real property taxes and hazard insurance.

The sum owing on the obligation secured by the trust deed is: \$27,011.99 + interest from November 20, 1997 + 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 December 28, 1998 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 North Sixth St., #205, 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.

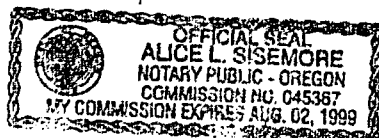
Dated: August 17, 1998.

William L. Sisemore  
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on August 19, 1998, by William L. Sisemore,

Alice L. Sisemore, Notary Public for Oregon-My Commission Expires: 08/02/99



Certified to be a true copy:

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Attorney for Trustee

STATE OF OREGON, County of Klamath, ss

Filed for record on August 19, 1998, at 9:42 o'clock A.m. and recorded in M98 page 30499 or as file/reel/document/instrument number 64793 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, #205  
Klamath Falls, OR 97601

Fee: \$10.00