

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

Reference is made to that Trust Deed wherein Rodney D. Miller and Kelly A. Miller, is grantor; Aspen Title & Escrow, Inc., is Trustee; and Albert Marzilli, is Beneficiary, recorded in Official/Microfilm Records, Vol. M97, page 13533, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The Westerly 39.5 feet of Lot 4, Block 5, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, in the City of Klamath Falls, County of Klamath, State of Oregon.

CODE 1 MAP 3809-32ED TL 6700

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 2/2/98 in the amount of \$647.92 and a like payment on the 2nd day of each month thereafter; failure to pay real property taxes.

The sum owing on the obligation secured by the trust deed is: \$64,792.00 + interest at the rate of 12% per annum from 1/2/98,

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.

Non-Judicial Relief from the Automatic Stay of 11 U.S.C. §362(a) has been received from Boyd Yaden, Bankruptcy Trustee.

The property will be sold as provided by law on March 1, 1999 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 N. 6th Street, Ste 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.

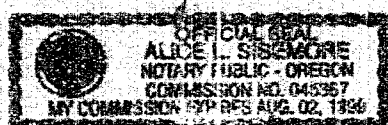
Dated: October 20, 1998.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on October 20, 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 October 21, 19 98, at 10:25 o'clock A. M. and recorded in M98 page 38473 or as file/reel/document/instrument number 68273 of mortgages.

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

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

Fee: \$10.00