

AFTER RECORDING, RETURN TO:
G. DAVID JEWETT, ATTORNEY AT LAW
644 North "A" Street
Springfield, OR 97477

SEND TAX STATEMENTS TO:

NO CHANGE

MTC 46666
NOTICE OF DEFAULT AND ELECTION TO SELL

Pursuant to ORS 86.735 and ORS 86.745, G. David Jewett, Successor Trustee, gives the following notice:

1. G. David Jewett, Successor Trustee of a Deed of Trust dated September 22, 1994 and recorded September 23, 1994, Volume M94, Page No. 30073, Instrument Number 88695, Klamath County Official Records, hereby gives notice of default and notice of sale pursuant to the terms of said Deed of Trust.

2. The Grantors of said Deed of Trust are Keith Rieger and Barbara Rieger, husband and wife, and the Beneficiaries are Alan G. Marshall and Shirley M. Marshall, husband and wife.

3. The property is described as follows:

The E1/2S1/2S1/2SE1/4SE1/4 of Section 8, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. R159465

4. The Grantors have defaulted by failing to make payments of the indebtedness secured by said Deed of Trust, which payments are past due and by failing to pay real property taxes due in the amount of \$324.24, including interest through November 15, 1998.

5. The sum owing on the obligation secured by the Deed of Trust is \$7,633.80, plus interest from April 26, 1998 at the rate of 8.0 percent per annum, plus late charges, plus any sums advanced by the Beneficiaries pursuant to the terms of the Deed of Trust.

6. The Beneficiaries have elected to sell the property secured by the Deed of Trust to satisfy the obligation noted above.

7. The sale will be held on March 22, 1999 at 10:00 a.m., on the front steps of the Klamath County Courthouse, 317 South 7th Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753, the Grantors, the Grantors' successor in interest to all or any part of the trust property, any beneficiary under a subordinate trust deed, or any person having a subordinate lien or encumbrance of record on the trust property have the

NOTICE OF DEFAULT AND ELECTION TO SELL - PAGE 1

41590

right to have this proceeding dismissed and the obligation and Deed of Trust reinstated by payment of the entire amount due at the time of payment, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney fees, and by curing any other default specified herein at any time prior to five days before the date last set for the sale.

DATED this 12th day of November, 1998.

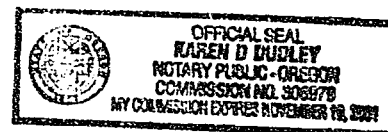
By: [Signature]
G. David Jewett
Successor Trustee

STATE OF OREGON, County of Lane)ss.

This instrument was acknowledged before me on November 12, 1998 by G. David Jewett.

[Signature]
Notary Public for Oregon
My Commission Expires: 11/19/2001

G:\ATTORNEY\GDM\MARSHALL\NOTICE.DOF



NOTICE OF DEFAULT AND ELECTION TO SELL - PAGE 2
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of Nov A.D., 19 98 at 3:32 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 41589

FEE \$15.00

Bernetha G. Letsch, County Clerk
By [Signature]