

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

Reference is made to that Trust Deed wherein Randy S. Wieting, is grantor; First American Title Insurance Company of Oregon, is Trustee; and Brian L. Curtis & Dolores Curtis, husband & wife, is Beneficiary, recorded in Official/Microfilm Records, Vol. M98, page 29971, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lots 20, 21, 30, 31 and 40 of Section 16 and the W1/2 W1/2 SW1/4 and SW1/4 SW1/4 NW1/4 of Section 15, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Deed records of Klamath County, Oregon. SAVE AND EXCEPT the right of way for the Southern Pacific Railroad.

Code 118 Map 3507-1500 TL 400
Code 118 Map 3507-1600 TL 500

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 of \$368.75 due September 10, 1998, and a like payment on the 10th day of each month thereafter together with late charges and together with real property taxes for the year 1998-99.

The sum owing on the obligation secured by the trust deed is: \$29,500.00 plus interest at the rate of 15% per annum from August 10, 1998 plus late charges and real property taxes.

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 May 5, 1999 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 N. 6th 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: December 21, 1998.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath, ss
The foregoing was acknowledged before me on December 21, 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 December 21, 1998, at 1:11 o'clock P.m. and recorded in M98 page 46585 or as file/reel/document/instrument number 71815 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