

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

Reference is made to that Trust Deed wherein Charles W. Burcham, Jr. & Sidonna Jo Burcham, husband & wife, is grantor; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M97, page 22636, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 13, VALLEY VIEW, in the County of Klamath, State of Oregon.

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 pay instalment due 08/1/98 in the amount of \$911.93 and each month thereafter; failure to pay the January 1, 1999 instalment in the amount of \$902.00 and each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$112,202.93 plus interest at the rate of 7.5% per annum from July 1, 1998, together with 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 86.703 to 86.795.

The property will be sold as provided by law on June 10, 1999 at 10:00 o'clock a.m. based on standard of value established by ORS 167.112 at 110 N. 6th Street, #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.

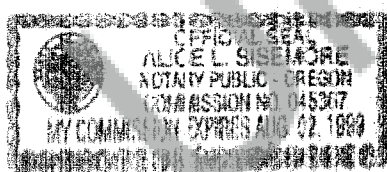
Dated: February 9, 1999.

William L. Sisemore  
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on February 9, 1999, by William L. Sisemore,

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



STATE OF OREGON, County of Klamath ss

Filed for record on February 9, 19 99, at 2:04 o'clock p.m. and recorded in M99 page 4708 or as file/reel/document/instrument number 74393 of mortgages.

Linda Smith

Klamath County Clerk, by Kristen Ross  
Deputy

After recording, return to:

William L. Sisemore

Fee: \$10.00

Attorney at Law

110 N. 6th Street

Klamath Falls, OR 97601