

19 FEB -9 P2:53

After recording, return to:
William M. Ganong
514 Walnut Avenue
Klamath Falls, OR 97601

NOTICE OF DEFAULT AND ELECTION TO SELL

Pursuant to ORS 86.705-798, the undersigned Trustee and the Beneficiary have elected to foreclose the following described Trust Deed in the manner provided by said statute.

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:

- A. Grantor: D. M. Giambersio
- B. Trustee: William M. Ganong (Successor to Aspen Title Company)
- C. Beneficiary: Albert Sukut and Gladys M. Sukut

2. The legal description of the property covered by the subject Trust Deed is:

Lot 53, Block 3, MOUNTAIN LAKES HOMESITES, in the County of Klamath, State of Oregon.

Code 78 Map 1606-1600-2600

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M96 Page: 4968 Date Recorded: February 23, 1996

4. The default for which the foreclosure is made is the Grantor's failure to pay 22 monthly installments before they became delinquent in the sum of \$5,958.26, plus interest at the note rate of 13% per annum from March 20, 1997 in the amount of \$6,170.52, late penalties in the amount of \$255.60, and the failure of Grantor to pay real property and mobile home taxes for the years 1996-97, 1997-98, and 1998-99 totaling \$1,323.32, plus interest, before they became delinquent as required by the Trust Deed.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$25,000, plus interest at the note rate of thirteen percent (13%) per annum from March 20, 1997 until paid, late penalty fees of \$255.60, and taxes in the sum of \$1,323.32, plus interest.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 29th day of June, 1999, at the front steps of 514 Walnut Avenue, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753, the Grantor, the Grantor's successor in interest to

all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

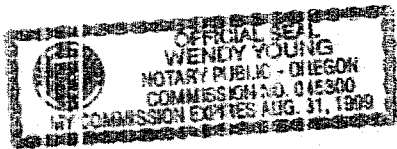
In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 5th day of February, 1999.

William M. Ganong
William M. Ganong

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared this 5th day of February, 1999, the above named William M. Ganong, Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.



Wendy Young
Notary Public for Oregon
My commission expires: 8-31-99

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Witnessed and acknowledged by William M. Ganong the 9th day
of February AD 1999 at 2:33 o'clock P. M., and duly recorded in Vol. M99
on Page 4762
by Kathleen Rose Linda Smith, County Clerk

YER

\$115.00