

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

Reference is made to that Trust Deed wherein Laura Ann Landis, is grantor; Aspen Title & Escrow, Inc., is Trustee; and Sonja R. Quarton, is Beneficiary, recorded in Official/Microfilm Records, Vol. M98, page 31830, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The North 70 feet of Lot 8 in Block 215 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3809 033DC 00800 - Key No. 632578 - Code No. 001

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: provide insurance, failure to pay real property taxes and has sold the real property without prior consent of the beneficiary. Full balance is due and payable.

The sum owing on the obligation secured by the trust deed is: \$19,231.78 + interest from 12/08/98,

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.

The property will be sold as provided by law on August 20, 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.

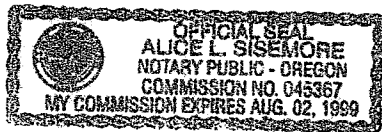
Dated: April 7, 1999.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on April 7, 1999, 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 April, 1999, at 3:46 o'clock P.m. and recorded in M99 page 12602 or as file/reel/document/instrument number 77686 of mortgages.

Linda Smith, 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