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99 APR 15 P1:57

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by

DON R. CAMPBELL

as grantor, to

ASPEN TITLE CO.

as trustee,

in favor of RAY WEST

as beneficiary.

dated AUGUST 19, 1996, recorded SEPTEMBER 24, 1996, in the mortgage records of KLAMATH County, Oregon, in book/reel/volume No. M-76 at page 30294, or as fee/file/instrument/microfilm/reception No. 25632 (indicate which), covering the following described real property situated in the above-mentioned county and state, to-wit:

Lots 11 thru 18, and Lots 20, 22 and 25 Block 1; Lots 12 thru 15 and Lots 18, 20 and 21 and Lots 25 thru 29 and Lots 33, 36 and 37, Lots 45 thru 47 inclusive, Block 2; Lot 7, Block 4, BLEY-WAS HEIGHTS, in the County of Klamath, State of Oregon.

Lots 6 thru 8, Block 1; Lot 4 Block 2; Lots 1, 6, 7, 10, 13 and Lots 20 and 21 Block 5; Lots 2 thru 7 and Lot 9, Block 6; FIRST ADDITION TO BLEY- WAS HEIGHTS, in the County of Klamath, State of Oregon.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above-described real property is situated, further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person owing an obligation, the performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

PAYMENTS DUE FOR JANUARY, FEBRUARY & MARCH
ON THE 20th OF EACH MONTH AT \$1,191.82 OR TOTAL \$3575.46

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

AS OF 1-14-99 OF \$56,732.88 PRINCIPAL BALANCE
\$1,414.41 PLUS COSTS AND FEES TOGETHER WITH INTEREST OF

— OVER —

NOTICE OF DEFAULT
AND ELECTION TO SELL

Re: Trust Deed from

DON R. CAMPBELL
4932 SUNNYVIEW RD. N.E.
SALEM, OR 97305

Grantor

TO

ASPEN TITLE CO.
525 MAIN ST
KLAMATH FALLS, OR 97601

Trustee

After recording return to (Name, Address, Zip):

RAY WEST
5911 HENLEY ROAD
KLAMATH FALLS, OR. 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy

1550

Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which the grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest the grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The sale will be held at the hour of 1:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on SEPTEMBER 2, 1999, at the following place: COUNTY ADMINISTRATION in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon which is the hour, date and place last set for the sale

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

DON R. CAMPBELL
4932 SUNNYVIEW RD. N.E.
SALEM, OR 97305

GRANTORS

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED 4-15, 1999

Trustee

Beneficiary

(state which)

STATE OF OREGON, County of Klamath, ss.

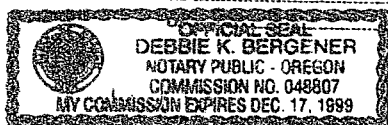
This instrument was acknowledged before me on April 15, 1999,

by RAY WEST

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____



Debbie K. Bergener
Notary Public for Oregon
My commission expires 12-17-99

STATE OF OREGON - COUNTY OF KLAMATH: ss.

Filed for record at request of RAY WEST the 15th day of APRIL, A.D. 1999 at 1:57 o'clock P. M., and duly recorded in Vol. 13756 of MORTGAGES on Page 13756

FEES \$15.00 cc.50

Linda Smith, County Clerk
by Lynette Harty