

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from John C. Ryan, Grantor
TO Wolforde E. Kiser and Cora V. Kiser, individually and as Trustees or their successors in
Trust, under the Wolforde E. Kiser and Cora V. Kiser Revocable Living Trust dated September 4,
1996 and any amendments thereof, Beneficiary

AFTER RECORDING RETURN TO:
Scott D. MacArthur, P.C.
280 Main Street
Klamath Falls, OR 97601

NOTICE OF DEFAULT AND ELECTION TO SELL

KNOW ALL MEN BY THESE PRESENTS, that JOHN C. RYAN, is the grantor, and
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, is the trustee, and WOLFORDE E
KISER and CORA V. KISER, individually and as Trustees or their successors in Trust, under the
Wolforde E. Kiser and Cora V. Kiser Living Trust dated September 4, 1994 and any amendments
thereof, is the beneficiary under that certain trust deed dated February 25, 1994, and recorded on
March 29, 1994, in book/reel/volume No. M94 at page 9161 of the Mortgage Records of Klamath
County, Oregon.

Exhibit "A" attached hereto and incorporated herein by this reference.

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 situate.
further, that no action has been instituted to recover the debt, or any part thereof, now remaining
secured by the said trust deed, or, if such action has been instituted, such action has been dismissed

There is a default by the grantor or other person owing an obligation, the performance of
which is secured by said trust deed, or by their 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:

- Taxes for the fiscal year 1993-1994, delinquent in the sum of \$465.06, plus interest.
- Taxes for the fiscal year 1994-1995, delinquent in the sum of \$409.36, plus interest.
- Taxes for the fiscal year 1995-1996, delinquent in the sum of \$323.65, plus interest.
- Taxes for the fiscal year 1996-1997, delinquent in the sum of \$362.57, plus interest.
- Taxes for the fiscal year 1997-1998, delinquent in the sum of \$340.28, plus interest.
- Taxes for the fiscal year 1998-1999, delinquent in the sum of \$314.42, plus interest.

Payment in full due March 1, 1999.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit \$30,095.16 as of April 13, 1999, plus interest.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for case the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorney

Said sale will be held at the hour of 10:00 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on August 20, 1999, at the following place: 280 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee of said sale.

Other than as shown of record, neither the said beneficiary or the said 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
John C. Ryan 401 Antler Redmond, OR 97756	Default upon Trust Deed
John C. Ryan 3315 N. Canal Blvd. Redmond, OR 97756	Default upon Trust Deed
Klamath County Tax Collector 305 Main Street Klamath Falls, OR 97601	Pending Tax Foreclosure Klamath County Case No. 9800001 CR
Internal Revenue Service 915 Second Avenue M/S 245 Seattle, WA 98174	Federal Tax Lien #919743388, Recorded June 24, 1997, M 97, Page 19562, John C Ryan and Juanita F. Ryan
Wells Fargo Bank, N.A., 900 SW Greenburg Road, Ste 110 Tigard, OR 97223	Lien Record Abstract Recorded March 2, 1999 Klamath County Case No. 9900002 CV

Trich M. Brown, Attorney
121 SW Morrison, Ste 600
Portland, OR 97204

City of Klamath Falls
508 Main Street
Klamath Falls, OR 97601

Pacific Klamath Energy, Inc.
500 N.E. Multnomah, Ste 900
Portland, OR 97232

Attorney Wells Fargo Bank, N.A.
Lien Record Abstract, March 2, 1999
Klamath County Case No. 9900002 CV

Transmission Line Right of Way Easement
Recorded October 24, 1997
M97, Page 35151

Conditional Use Permit 54-97
Recorded August 1, 1997
M97, Page 25007

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 said 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 said Section 86.753 of Oregon Revised Statutes.

In construing this notice, 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 person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any

DATED: April 16, 1999.

Scott D. MacArthur
Scott D. MacArthur
Successor Trustee

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 16 day of April, 1999, by Scott D. MacArthur.

(SEAL)



Before me: *[Signature]*
Notary Public for Oregon
My Commission Expires: Feb 25, 2002

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Scott MacArthur
of April A.D. 1999 at 11:51 o'clock A M. and duly recorded in Vol 16th day
of Mortgages on Page 14016 M99

FEE \$20.00

Linda Smith, County Clerk

by *[Signature]*