

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

Reference is made to that Trust Deed wherein Ralph W. Buschman and Sharron L. Buschman, 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. M98, page 13806, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 2 in Block 11 of TRACT 1006 - SECOND ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Code 041 Account no. 3909-011DA-04900 - Key No. R557285

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 the payment due on January 1, 1999 in the amount of \$708.00 and a like payment on the first day of each month thereafter, together with late charges of \$117.20.

The sum owing on the obligation secured by the trust deed is: \$85,401.85 + interest at the rate of 7.25% per annum from 12/01/98, plus 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 86.705 to 86.795.

The property will be sold as provided by law on October 18, 1999 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 N. 6th St., #305, Klamath Falls, OR 97601, 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.

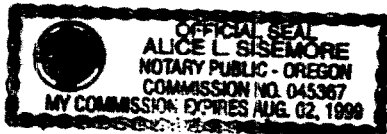
Dated: June 1, 1999.

William L. Sisemore  
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on June 1, 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 \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in \_\_\_\_\_ page \_\_\_\_\_ or as file/reel/document/instrument number \_\_\_\_\_ of mortgages.

Linda Smith, Klamath County Clerk, by \_\_\_\_\_

\_\_\_\_\_  
Deputy

After recording, return to:  
William L. Sisemore  
Attorney at Law  
110 N. 6th Street  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 6/01/99, at 11:53 a.m.  
In Vol. M99 Page 21463  
Linda Smith, County Clerk  
Fee \$ 10.00

Linda Smith