

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

Reference is made to that Trust Deed wherein Rudy Valenzuela Garcia & Victoria R. Garcia, are grantors; Aspen Title & Escrow, Inc., is Trustee; and Lynn G. Westwood, is/are Beneficiary(ies), recorded in Official/Microfilm Records, Vol. M90, page 12160, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The Southerly 415 feet of the Westerly 1035 feet of Lot 19, Block 7, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon. Also described as Lot 19D of said block and subdivision.

Code 8 Map 3313-2800 TL 2900

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 make the payment due on March 1, 1997, April 1, 1997, July 1, 1997, and each month thereafter in the amount of \$90.00 each; failure to pay the real property taxes for the years 1998-99.

The sum owing on the obligation secured by the trust deed is: \$6,607.77 + interest from 4/1/94 @ 10.1 per annum from 12/1/97,

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

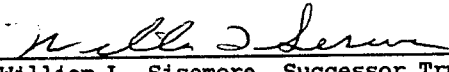
Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on October 4, 1999 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 N. 6th Street, Klamath Falls, Klamath, County, Oregon.

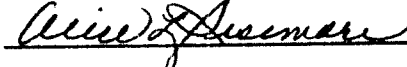
Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

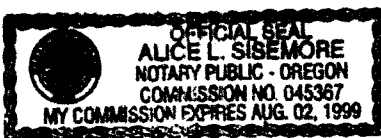
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: May 28, 1999.


William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on May 28, 1999, by William L. Sisemore.

, Notary Public for Oregon-My Commission Expires: 08/02/99



Certified to be a true copy:

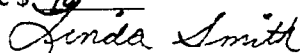
Attorney for Trustee

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 21464
Linda Smith, County Clerk
Fee \$ 10-



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