

NOTICE OF DEFAULT AND ELECTION TO SELL

Re: Trust Deed from Linkville
Investments, LLC, as Grantor

To

Peter J. Mozena, as Trustee

After recording, return to:

/ Peter J. Mozena, Attorney at Law
4411 NE Tillamook, PO Box 13039
Portland, OR 97213

STATE OF OREGON, County of Klamath)
ss.

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

Witness my hand and seal of County
affixed.

Name Title
By _____, Deputy

Reference is made to that certain trust deed made by Linkville Investments, LLC, as grantor, to Peter J. Mozena, as trustee, in favor of David Johnson, recorded on December 9, 1997, in the Records of Klamath County, Oregon, in book/reel/volume No. M97 at page 39954, and/or as fee/file/instrument/microfilm/reception No. 49770, covering the following described real property situated in the above-names county and state, to-wit:

Lot 12, EMPIRE TRACTS, in the County of Klamath, State of Oregon.
Code 41 MAP 3809-35CC TL 4900

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 Records of the county or counties in which the above-named real property is situated. Further, 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 grantor or other person owning an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to the 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:

Payment of \$755.82 for the following months: January 1999, February 1999, April 1999, May 1999, June 1999, July 1999, and August 1999.

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:

\$5,290.74 past due, plus the principal balance.

Notice is hereby 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 grantor had, or had power to convey, at the time of execution by grantor of the trust deed, together with any interest 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 11:00 o'clock a.m. in accord with the standard of time established by ORS 187.110 on January 14, 2000, at the following place: Front entrance to the Klamath County Courthouse, 317 South 7th Street in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for sale.

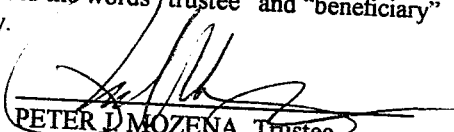
Other than that shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to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

<u>Name and Last known Address</u>	<u>Nature of Right, Lien or Interest</u>
Klamath County Building Department 305 Main Street Klamath Falls OR 97601	Judgment
Klamath County 305 Main Street Klamath Falls OR 97601	Nuisance Abatement Lien
District Counsel for Internal Revenue Service 222 SW Columbia Portland OR 97201	

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 for the entire amount then due (other than such portion of the principal which 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 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 fees not exceeding the amounts provided by ORS 86.753.

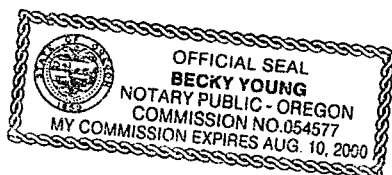
In construing this notice, the singular indicates the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective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

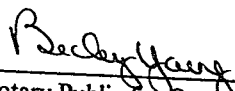
Dated: 8/31/99


PETER J. MOZENA, Trustee

State of Oregon)
) ss.
County of Multnomah)

This instrument was acknowledged before me on 8/31, 1999 by Peter J. Mozena as trustee.




Notary Public for Oregon
My commission expires: 8/10/2000

State of Oregon, County of Klamath
Recorded 9/07/99, at 10:28a m.
In Vol. M99 Page 35695
Linda Smith,
County Clerk Fee\$ 20.00