

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

Reference is made to that Trust Deed wherein O. Jeffery LeRoy, a single person, is grantor; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M96, page 23277, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

A tract of land situated in the E1/2W1/2NE1/4 and the East 198 feet of the W1/2W1/2NE1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East 1/16 corner common to Section 7 and said Section 18; thence South 00°01'43" East 1257.72 feet; thence North 89°53'33" East 866.10 feet to the point of beginning, with bearings and computations based on recorded Survey No. 2834.

Account no. 3910-18-2000 - Key No. 597768

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: Installment due 02/20/99 in the amount of \$2,257.00 and a like payment on the 20th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$270,181.48 + interest at the rate of 8.75% per annum from 01/20/99,

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

Owen Jeffery LeRoy filed for relief under the Federal Bankruptcy Act. Klamath First Federal Savings and Loan Association has been granted relief from automatic stay by Order executed by Albert E. Radcliffe, Bankruptcy Court Judge, allowing it to proceed with the foreclosure. 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 January 25, 2000 at 10:30 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.

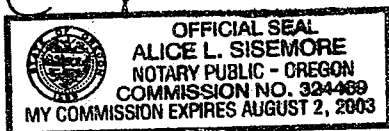
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: September 15, 1999.

William L. Sisemore
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on September 15, 1999, by William L. Sisemore.

Alice L. Sisemore, Notary Public for Oregon-My Commission Expires: 08/02/2003



Certified to be a true copy:

Attorney for Trustee

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 9/16/99, at 3:18 p.m.
In Vol. M99 Page 37029
Linda Smith,
County Clerk Fee \$ 10-