

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL

AND

TRUSTEE'S NOTICE OF SALE

Vol. M99 Page 37846

Reference is made to that Trust Deed wherein *Durward E. Fields & Marthael A. Fields, is grantor; William Sisemore, is Trustee; and **Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M78, page 6827, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

* The grantor's interest in the subject property was assigned to Edward L. Myers and Genevieve Mae Myers, husband & wife by instrument dated November 24, 1987, recorded in Volume M87, page 21813, who subsequently assigned their interest to William P. Groomer and Mary E. Groomer, husband & wife, by deed dated April 13, 1989, recorded in Volume M89, page 6779.

**The beneficial interest was assigned to Jackson County Federal Savings and Loan Association by instrument recorded September 28, 1981, in Volume M81, page 17273, Mortgage records of Klamath County, Oregon. Said Jackson County Federal Savings and Loan Association was merged into Key Bank of Oregon, by document dated December 27, 1993, recorded on February 4, 1994, in Volume M94, page 4119. Key Bank of Oregon was converted to a nationally chartered bank under the title of KeyBank National Association, by instrument dated September 17, 1999, recorded September 23, 1999, Volume M99, page 37838.

A parcel of land situated in the SW1/4 of Section 25, Township 36 South, Range 11 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of said SW1/4; thence S. 00°31'08" W. along the East line of said SW1/4, 500.00 feet; thence, leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW1/4; thence S. 89°48'51" E. along said North line 437.25 feet to the point of beginning.

Code No. 008 - Account No. 3611-02500-00800

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: real property taxes for the years 1996-97, 1997-98, 1998-99.

The sum owing on the obligation secured by the trust deed is: \$27,846.25 + interest at the rate of 9.25% per annum from August 20, 1999,

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 February 1, 2000 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 N. 6th St., #205, 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 23, 1999.

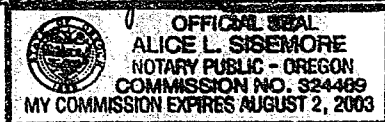
William L. Sisemore
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on September 23, 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 9/23/99, at 11:34 A.M.
In Vol. M99 Page 37846
Linda Smith,
County Clerk Fee \$ 10.00