

1999 OCT -8 AM 11:11
**TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
 AND
 TRUSTEE'S NOTICE OF SALE**

Reference is made to that Trust Deed wherein Susan Krouse, is grantor; Aspen title & Escrow, Inc., is Trustee; and **Bernice R. McCracken, is Beneficiary, recorded in Official/Microfilm Records, Vol. M96, page 3498, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

** the beneficial interest of which was assigned to Edward O. McCracken and Helen B. McCracken, husband & wife or the survivor, by instrument dated October 10, 1997, recorded October 20, 1997, in Book M-97, page 34411.

The Southeasterly 55 feet of Lot 1, Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3909-29DC TL 17200

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 July 4, 1999 in the amount of \$334.18 and a like installment each and every month thereafter. Failure to pay real property taxes for the year 1998-99.

The sum owing on the obligation secured by the trust deed is: \$30,676.51 plus interest at the rate of 8% per annum from July 21, 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 17, 2000 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 N. 6th Street, #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.

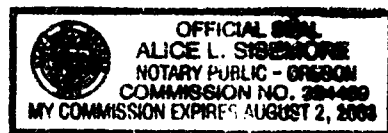
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: October 8, 1999.

William L. Sisemore
 William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath; ss
 The foregoing was acknowledged before me on October 8, 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

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

State of Oregon, County of Klamath
 Recorded 10/08/99, at 11:11a m.
 In Vol. M99 Page 40052
 Linda Smith,
 County Clerk Fee \$ 10⁰⁰