

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

Eric B. Wilkinson and Adria D. Wilkinson, as grantors, made, executed and delivered to Aspen Title and Escrow, Inc., as trustee, to secure the performance of certain obligations including the payment of the principal sum of \$14,000.00, in favor of Vernon G. Ludwig and Ofelia Ludwig, or the survivor, as beneficiary, that certain trust deed dated February 10, 1999, and recorded February 24, 1999, in the official records of Klamath County, Oregon, in Volume M99, Page 6484,

Lot 1, Block 34, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT #2, in the County of Klamath, State of Oregon. Included is a 1971 Parkway mobile home, serial #FMT 365FBTS2118, title #7832033142, plate #105997 4.

There is a default by the grantor owing the obligations in that the grantor has failed to pay, when due, the following sums thereon:

Monthly installments of \$247.14 per month, beginning with the installment due June 18, 2000, which were due on the 18th day of each month thereafter.

which are now past due, owing and delinquent. Grantor's failure just described is the default for which the foreclosure mentioned below is made, in addition to Grantor's failure to pay the real and personal property taxes for the tax years 1999-2000.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately due, owing and payable, said sums being the following, to wit:

\$12,757.93, together with interest thereon at the rate of 12% per annum from June 22, 2000, until paid, plus a late fee of \$12.36 for each payment not received within 15 days of its due date, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

Notice hereby is given that the undersigned, by reason of said default, has elected and hereby does elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Section 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including a reasonable charge by the trustee as provided by law, and the reasonable fees of trustee's attorneys.

LAW OFFICES OF
DAVIS, GILSTRAP, HEARN, SALADOFF & SMITH

A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

Notice of Default and Election to Sell

(541) 482-3111 FAX (541) 488-4455

Said sale will be held at the hour of 10:30 o'clock, a.m., Pacific Daylight Time, as established by Section 187.110 of Oregon Revised Statutes, on January 31, 2001, at the following place: Aspen Title and Escrow, Inc., 525 Main Street, Klamath Falls, OR 97601.

Other than as shown of record, the trustee has no 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 the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS NATURE OF RIGHT, LIEN OR
INTEREST

Eric B. Wilkinson and
Adria D. Wilkinson
9163 Minabird Drive
Bonanza OR 97623

Fee Simple, Grantor

Klamath County Tax Assessor
Warrant No. 993354
Account No. M45301
Klamath County Courthouse
316 Main St.
Klamath Falls, OR. 97601

County Tax Warrant

Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees, at any time prior to five days before the date set for said sale.

DATED this 5th day of September, 2000.

DAVIS, GILSTRAP, HEARN,
SALADOFF & SMITH
A Professional Corporation



JACK DAVIS, Successor Trustee

//

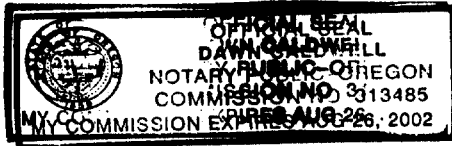
LAW OFFICES OF
DAVIS, GILSTRAP, HEARN, SALADOFF & SMITH
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455

Notice of Default and Election to Sell

32777

STATE OF OREGON)
)
COUNTY OF JACKSON) §

Personally appeared the above-named JACK DAVIS and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Dawn Caldwell
Notary Public for Oregon
My Commission Expires: 8/26/02

State of Oregon, County of Klamath
Recorded 09/07/00, at 3:03 p. m.
In Vol. M00 Page 32775
Linda Smith,
County Clerk Fee\$ 21⁰⁰