

(X) TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
and/or
() TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein Mary N. Reyes, is grantor; Aspen Title & Escrow, Inc., is Trustee; and Brian L. Curtis and Dolores Curtis, husband and wife with full rights of survivorship, is Beneficiary, recorded in Official/Microfilm Records, Vol. M98, page 47043, ** Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

As shown on attached Exhibit "A"

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: Instalment due October 23, 2000 in the amount of \$162.50 and a like instalment on the 23rd day of each month thereafter; failure to pay the real property taxes for the years 1999-00, 2000-01.

The sum owing on the obligation secured by the trust deed is: \$15,000.00 + interest at the rate of 13.% per annum from September 1, 2000, plus all applicable late charges, plus trustee's fees, attorney's fees, foreclosure costs, all applicable late charges, 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 May 11, 2001 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 803 Main Street., #201, 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.

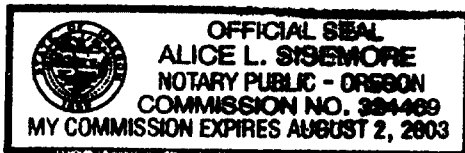
Dated: December 20, 2000.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on December 20, 2000, 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
803 Main Street, #201
Klamath Falls, OR 97601

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EXHIBIT "A"

Parcel 2 of Land Partition 12-96 situated in Government Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, filed in the Office of the Klamath County Clerk May 3, 1996.

LESS AND EXCEPT the following:

A parcel of land situated in Government Lots 22 and 27, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and further being described as a portion of Parcel Two, "Land Partition 12-96", and more particularly described as follows:

Beginning at a 5/8 inch pin marking the Northeast corner of Parcel One of said Land Partition 12-96, from which the Southwest corner of "Modoc Point A Townsite" bears South 05 degrees 32' 00" East 400.00 feet; thence from said point of beginning along the East line of said Parcel Two, North 05 degrees 32' 00" West 68.47 feet to a 5/8 inch pin; thence along the North line of said Parcel Two North 71 degrees 51' 00" West 90.20 feet to a 5/8 inch pin; thence South 18 degrees 09' 00" West 42.15 feet to a 5/8 inch pin; thence South 05 degrees 32' 00" East 56.46 feet to a 5/8 inch pin marking the Northwest corner of said Parcel One; thence along the North line of said Parcel One North 90 degrees 00' 00" East 100.00 feet to the point of beginning, bearings based on "Land Partition 12-96".

CODE 118 MAP 3607-A15CD-1900

State of Oregon, County of Klamath
Recorded 12/20/00, at 3:34 p.m.
In Vol. M00 Page 45832
Linda Smith,
County Clerk Fee \$ 26⁰⁰