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AFTER RECORDING RETURN TO:

Hershner, Hunter, Andrews,
Neill & Smith, LLP
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

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K58880

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER TERMS OF TRUST DEED

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor: KEITH E. BALEY and DEBORAH L. BALEY
Trustee: WILLIAM L. SISEMORE
Successor Trustee: MICHAEL C. AROLA
Beneficiary: KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

Lots 19, 20 and 21 in Block 39 of MALIN ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: March 24, 1994
Volume M94, Page 8800
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$563.00 each, due the 20th of each month, for the months of March through May 2002; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$28,670.10 plus interest at the rate of 7% per annum from February 20, 2002; plus late charges of \$44.67; plus advances in the amount of \$1,449.53; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed.

7. TIME OF SALE.

Date: October 31, 2002
Time: 11:00 a.m. as established by ORS 187.110
Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

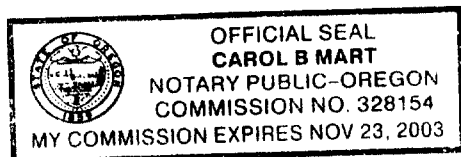
8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

DATED: June 19, 2002.

Michael C. Arola
Michael C. Arola, Successor Trustee

STATE OF OREGON)
COUNTY OF LANE) ss.

The foregoing instrument was acknowledged before me on June 19, 2002, by MICHAEL C. AROLA.



Carol B. Mart
Notary Public for Oregon
My Commission Expires: 11-23-03

State of Oregon, County of Klamath
Recorded 06/20/2002 3:03 pm.
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Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION
TO SELL UNDER TERMS OF TRUST DEED

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