

'02 DEC 19 PM2:39

State of Oregon, County of Klamath
 Recorded 12/19/2002 2:39 p m.
 Vol M02, Pg 74257
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

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

Reference is made to that Trust Deed wherein Pilar Torres, is grantor; First American Title Insurance Company of Oregon, is Trustee; and Bill Boyd Harp, is Beneficiary, recorded in Official/Microfilm Records, Vol. M99, page 43269, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 3, EXCEPT the Easterly 40 feet thereof;
 Lot 4, EXCEPT the Easterly 40 feet thereof; and also EXCEPT the Westerly 100 feet thereof; all in Block 78 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax account no. 3809-029BD-07000-000 - Key No. 213281 - Code No. 001

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 November 15, 2002, in the amount of \$277.75 and a like payment due on the 15th day of each month thereafter; failure to pay real property taxes for the year 2002-03.

The sum owing on the obligation secured by the trust deed is: \$34,428.73 plus interest from October 11, 2002, at the rate of 8% per annum, 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 April 29, 2003, 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.

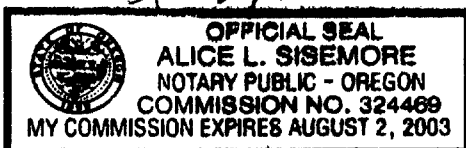
Dated: December 19 2002

William L. Sisemore
 William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on December 19, 2002, 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