

'03 MAY 16 PM1:51

State of Oregon, County of Klamath
 Recorded 05/16/2003 1:51 p.m.
 Vol M03 Pg 33204
 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 Vera L. Murdock, is grantor; Aspen Title & Escrow, Inc., is Trustee; and John E. Fields, is Beneficiary, recorded in Official/Microfilm Records, Vol. 00, page 2498, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 80, PLEASANT HOME TRACTS NO. 2, in the County of Klamath, State of Oregon.

Code 41 Map 3909-2AD TL 600

The grantor filed for protection under the Federal Bankruptcy Act on March 7, 2001 in the United States Bankruptcy Court, District of Oregon, Case No. 601-61407aer7. On May 2, 2003 an Order of the Bankruptcy Court was entered allowing the beneficiary to proceed with a non-judicial foreclosure of the beneficiary's trust deed.

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: February 24, 2003 instalment in the amount of \$370.74 and a like instalment due on the 24th day of each month thereafter; failure to pay real property taxes; failure to provide hazard insurance.

The sum owing on the obligation secured by the trust deed is: \$34,265.35 + interest at the rate of 10.% per annum from February 1, 2003, 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.

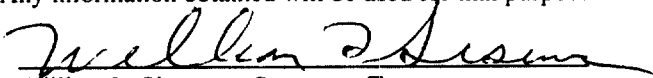
Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on September 18, 2003 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 803 Main St., #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.

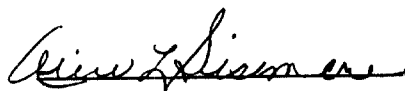
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: May 16, 2003.


 William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on May 16, 2003, by William 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

back