

After recording return to:  
Lauren E. Winters  
Foster, Pepper & Shefelman  
101 S.W. Main, 15th Floor  
Portland, OR 97204-3233

**MTC 38015**  
**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by Lettie S. Rodgers, as grantor, to Aspen Title and Escrow, as trustee in favor of Transamerica Financial Services, as beneficiary, dated January 11, 1993, recorded January 15, 1993, in the mortgage records of Klamath County, Oregon, in volume M93 at page 1157, covering the following described real property situated in the above county and state, to-wit:

Lot 16, Block 217, MILLS SECOND 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; and commonly known as 1524, 1530, & 1536 Division Street, Klamath Falls, Oregon.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situate; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person owing an obligation, the performance of which is secured by the trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$672 due on the 15th day of December 1995 through April 1996; plus any unpaid real property taxes; plus any reserve account shortage; less any unapplied funds.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, the sums being the following, to-wit: \$46,850.34; plus interest thereon at the rate of 14.5% from November 15, 1995, until paid; plus any unpaid real property taxes; plus any reserve account shortage; less any unapplied funds; plus all sums expended by beneficiary to protect its interest during the pendency of this proceeding.

Notice is hereby given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for

cash the interest in the described property which the grantor had or had the power to convey at the time of the execution by grantor of the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The sale will be held at the hour of 1 p.m., in accord with the standard of time established by ORS 187.110 on September 20, 1996, at the front entrance of the County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

Other than as shown of record, neither the beneficiary nor the trustee has any 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 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
Lettie S. Rodgers 601 Telegraph Canyon Road, #A-133 Chula Vista, CA 91910	Grantor
Occupant 1524 Division Street Klamath Falls, OR 97601	Right of Tenancy
Occupant 1530 Division Street Klamath Falls, OR 97601	Right of Tenancy
Occupant 1536 Division Street Klamath Falls, OR 97601	Right of Tenancy

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding 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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying the above sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by

ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: May 8, 1996.

Lauren E. Winters  
Lauren E. Winters, Successor Trustee

STATE OF OREGON           )  
  ) ss  
County of Multnomah       )

This instrument was acknowledged before me on the 8th day of May 1996 by  
Lauren E. Winters.

Before Me:

Kristen L. Knaupp  
Notary Public for Oregon  
My Commission Expires Aug 11, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 10th day  
of May A.D., 19 96 at 3:54 o'clock P M., and duly recorded in Vol. M96  
of Mortgages on Page 13533.

FEE \$20.00

Bernetha G. Letsch, County Clerk  
By [Signature]