

ROUTH CRABTREE & FENNELL
1730 - 112TH AVENUE NE, SUITE D-131
BELLEVUE, WA 98004

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Yolanda N. Guzman, as grantors, to First American Title Insurance Company of Oregon, as trustee, in favor of Northwest Mortgage, Inc., dba Directors Mortgage Loan Corporation, as beneficiary, dated 12/5/95, recorded 12/8/95, in the mortgage records of Klamath County, Oregon, in Volume M95, Page 33617, covering the following described real property situated in said county and state, to wit:

Lot 691 in Block 104 of Mills 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.

PROPERTY ADDRESS: 2036 Darrow Avenue, Klamath Falls, Oregon, 97601

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said 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 \$304.25 beginning 01/01/97 and \$294.80 beginning 3/1/97; plus late charges of \$12.17 each month beginning 01/16/97 and \$11.79 each month beginning 03/16/97; plus prior accrued late charges of \$0.00; plus escrow advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$30,794.13 with interest thereon at the rate of 8.00 percent per annum beginning 12/1/96; plus late charges of \$12.17 each month beginning 01/16/97 and \$11.79 each month beginning 03/16/97 until paid; plus prior accrued late charges of \$0.00; plus escrow advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

Notice is hereby given that the beneficiary and trustee, by reason of said 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 grantor executed 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 reasonable fees of trustee's attorneys.

The sale will be held at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on October 3, 1997, at the following place: the inside main lobby of the Klamath County Courthouse, 317 South 7th Street, 2nd Floor, in the City of Klamath Falls, County of Klamath State of Oregon, which is the hour, date and place last set for the sale.

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 every other default complained of herein by tendering the performance required under the obligation or trust deed, in addition to paying said 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 said ORS 86.753.

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

David E. Fennell - Trustee

STATE OF WACounty of King ss.

This instrument was acknowledged before me on May 14, 1997
David E. Fennell, as Trustee.

Notary Public for Seattle, WAMy commission expires: 4.15.98

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from

Yolanda N. Gorman
Grantor

to

DAVID E. FENNELL
Trustee

File No. 7075-25197/Gorman

For Additional Information:

Vonnie M. Nave
ROUTH CRABTREE & FENNELL
1750 - 112TH AVENUE NE, SUITE D-151
BELLEVUE, WA 98004
(206) 453-5055

THIS IS AN ATTEMPT TO COLLECT AND INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE

STATE OF OREGON : COUNTY OF KLAMATH ss.

Filed for record at request of AmeriTitle the 22nd day
of May A.D. 19 97 at 3:44 o'clock P. M., and duly recorded in Vol. M97
of MORTGAGES on Page 15766

FEE \$15.00

Bernetha G. Lerach, County Clerk

by Kullian