

59788

98 JAN 15 AM 1:43

Vol 198 Page 20349

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION  
720 SEVENTH AVENUE, SUITE 450  
SEATTLE, WA, 98104

TRUSTEE'S SALE NO: 09-AQ-13178  
LOAN NO: 7132673 CONV  
FHA/VA/FMI NO:

ATC 04047967

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF DEFAULT AND ELECTION TO SELL

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.

Reference is made to that certain trust deed made by: GARY L. INGRAM, JR., AN ESTATE IN FEE SIMPLE, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, in favor of AMERIQUEST MORTGAGE COMPANY P/K/A LONG BEACH MORTGAGE COMPANY, as beneficiary, dated March 26, 1997 recorded March 31, 1997, in the mortgage records of KLAMATH County, Oregon, in Instrument No. 35181, VOLUME M97, PAGE 9304, covering the following described real property situated in said county and state, to-wit:

LOT 2 IN BLOCK 41 OF NICHOLS 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.

The undersigned trustee, REGIONAL TRUSTEE SERVICES CORPORATION, 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 said 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 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:

Payments:		\$	4,899.25
9 payments		\$	
0 payments		\$	
( 10-01-97 through 06-05-98 )			
Late Charges:		\$	217.75
Accumulated late charges		\$	
Beneficiary Advances (with interest if applicable)		\$	1,270.00
		\$	6,387.00

TOTAL:

TOGETHER WITH ANY DEFAULT IN THE PAYMENT OF RECURRING OBLIGATIONS AS THEY BECOME DUE.

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:

UNPAID PRINCIPAL BALANCE OF \$52,409.70, AS OF 09-01-97, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 11.250% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

Notice hereby is given that the beneficiary and current trustee, **REGIONAL TRUSTEE SERVICES CORPORATION**, by reason of said default, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to ORS 86.703 to 86.792, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said 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.

Said sale will be held at the hour of 10:00 A.M. in accord with the standard of time established by ORS 187.110 on October 27, 1998, at the following place: FRONT ENTRANCE TO ASPEN TITLE & ESCROW, INC., 525 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of Oregon, which is the hour, date and place last set for said sale.

Other than as shown of record, neither the said beneficiary nor the said 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 or 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
-----------------------------	-----------------------------------

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 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 masculine gender includes the feminine and the neuter, 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: June 5, 1998

**REGIONAL TRUSTEE SERVICES CORPORATION**  
**F/K/A INTERSTATE TRUSTEE SERVICES CORPORATION**  
 Successor Trustee

BY 

JILL GREEN, VICE PRESIDENT

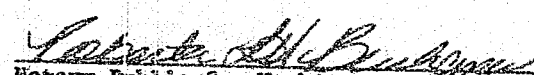
STATE OF Washington )

) ss.

COUNTY OF KING )

The foregoing instrument was acknowledged before me June 5, 1998, by JILL GREEN, VICE PRESIDENT of REGIONAL TRUSTEE SERVICES CORPORATION, A Washington Corporation, on behalf of the corporation.

ROBERTA L. H. BUCHANAN  
 STATE OF WASHINGTON  
 NOTARY - PUBLIC  
 MY COMMISSION EXPIRES 3-16-02

  
 Notary Public for Washington

My commission expires: 3-16-02

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
 of June A.D., 19 98 at 11:43 o'clock A. M., and duly recorded in Vol. M98  
 of Mortgages on Page 20349

FEE \$15.00

Bernetha G. Letsch, County Clerk  
 By 