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Vol. 198 Page 23003

After recording return to:

Nancy L. Peterson, Esq.
Successor Trustee
Foster, Pepper & Shefelman LLP
101 S.W. Main, 15th Floor
Portland, OR 97204-3233

AMT 44577

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by DOUGLAS R. & DIANE V. HUNT, as grantor, to MOUNTAIN TITLE COMPANY, as trustee in favor of WASHINGTON MUTUAL BANK, formerly WASHINGTON MUTUAL SAVINGS BANK, a Washington corporation, as beneficiary, dated June 9, 1994, recorded June 29, 1994, in the mortgage records of Klamath County, Oregon, in Microfilm Volume 94, Page 20209, covering the following described real property situated in the above county and state, to-wit:

Lot 6 in Block 10 of THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The real property is more commonly known as 431 Damont, 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 situated; 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:

8 monthly payments at \$689.73 each:
(October 29, 1998 through June 26, 1998)

\$5,517.84

Late charges through April 21, 1998

\$310.41

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Plus late charges of \$34.49 for each month
payment not made within 15 days of the due date
(April 22, 1998 through June 26, 1998)

\$68.98

Plus 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:

\$74,697.65; plus interest thereon at the rate of 8.375% from October 5, 1997, until paid; plus late charges of \$310.41 though April 21, 1998, plus \$34.49 for every month thereafter the regular monthly payment is more than 15 days late; plus 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 **10:30 a.m.**, in accord with the standard of time established by ORS 187.110 on **October 29, 1998**, at the front entrance of the Klamath County Courthouse in the City of Klamath Falls, 317 South 7th St., 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
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Douglas R. Hunt
PO Box 2154
Sisters, OR 97759

Grantor

Diane V. Hunt
PO Box 2154
Sisters, OR 97601

Grantor

Douglas R. Hunt
351 N Maple Lane
Sisters, OR 97759

Grantor

Diane V. Hunt
351 N Maple Lane
Sisters, OR 97759

Grantor

30000754.01

Occupants
431 Damont
Klamath Falls, OR 97601

Right of Tenancy

JHM Mortgage Securities, L.P.
8300 Greensboro Drive, Suite 900
McLean, VA 22102

Lienholder

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: June 26, 1998

Nancy L. Peterson

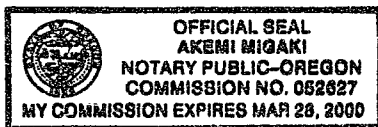
NANCY L. PETERSON, Successor Trustee

STATE OF OREGON

County of Multnomah

} ss.

This instrument was acknowledged before me on the 26 day of June, 1998, by NANCY L. PETERSON.



Akemi Migaki

Notary Public for Oregon

My Commission Expires: 3/28/2000

PLEASE CONTACT BRIDGETTE MURPHY, FORECLOSURE TECHNICIAN, AT 503/221-8161 WITH ANY QUESTIONS CONCERNING THIS FORECLOSURE.

30000754.01

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of AMERITITLE the 29TH day of JUNE A.D., 19 98 at 3:53 o'clock P M., and duly recorded in Vol. M98 of MORTGAGES on Page 23003.

FEE \$20.00

By Bernetha G. Letsch, County Clerk
Kathleen Pres