

After recording return to:

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

MTC 44689

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by JONATHAN L. FELSINGER and BETSY MARIE FELSINGER, and DONALD A. RIDER and EVELYN V. RIDER, as grantor, to AMERITITLE, an Oregon corporation, as trustee in favor of WASHINGTON MUTUAL BANK, as beneficiary, dated April 29, 1997, recorded July 9, 1997, in the mortgage records of Klamath County, Oregon, in Microfilm Volume 97, Page 21229, covering the following described real property situated in the above county and state, to-wit:

The N 1/2 of Lot 13 in Block 1 of SECOND ADDITION TO ALTAMONT ACRES, 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 3926 Crest 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 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 \$912.00 each: (December 3, 1997 through July 13, 1998)	\$7,296.00
7 late charges of \$45.60 for each month payment not made within 15 days of the due date	\$319.20
Property Inspection(s)	\$45.00

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:

\$82,595.66; plus interest thereon at the rate of 12.00% from November 3, 1997, until paid; plus late charges of \$319.20 through July 13, 1998, plus \$45.60 for every month thereafter the regular monthly payment is more than 15 days late; plus \$45.00 for property inspection(s); 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 **November 17, 1998**, at the front entrance of the Klamath County Courthouse in the City of Klamath Falls, 317 S 7th Street, 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
Jonathan L. Felsinger 3926 Crest St. Klamath Falls, OR 97603-7376	Grantor
Betsy Marie Felsinger 3926 Crest St. Klamath Falls, OR 97603-7376	Grantor
Donald A. Rider 3838 Crest St. Klamath Falls, OR 97603	Grantor
Evelyn V. Rider 3838 Crest St. Klamath Falls, OR 97603	Grantor
Occupants 3926 Crest St. Klamath Falls, OR 97603-7376	Right of Tenancy

25885

Jon B. Hall
Basin Equipment, Inc.
7386 S. 6th
Klamath Falls, OR 97603-7121

Judgment Lienholder

Southern Oregon Credit Service, Inc.
841 Stewart Ave., Ste. 11
Medford, OR 97501

Judgment Lienholder

McMahan's
6320 S. 6th
Klamath Falls, OR 97603

Judgment 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: July 13, 1998

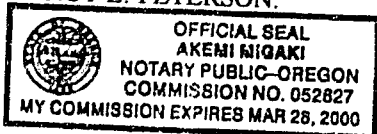
Nancy Peterson
NANCY L. PETERSON, Successor Trustee

STATE OF OREGON

County of Multnomah

} ss.

This instrument was acknowledged before me on the 13th day of July, 1998, by
NANCY L. PETERSON.



Akemi Nigaki
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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of July A.D., 19 98 at 9:21 o'clock A M., and duly recorded in Vol. M98
of Mortgages on Page 25883.

FEE \$\$20.00

Bernetha G. Letsch, County Clerk
By Kathleen B. Brea