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NOTICE OF DEFAULT AND ELECTION TO SELL

Rodney D. Miller and Kelly A. Miller

made, executed and delivered to Aspen Title & Escrow Inc., as grantor,
 to secure the performance of certain obligations including the payment of the principal sum of \$, as trustee,
 in favor of Robert Tuttle, as beneficiary,
 that certain trust deed dated August 15, 1997, and recorded August 15, 1997,
 in book M97 at page 26944, of the mortgage records of Klamath County, Oregon, or
 as file number NA, reel number NS (indicate which), covering the following described real
 property situated in said county:

All that portion of Lots 19 and 20, Block 125, Hills Addition to the City
 of Klamath Falls, in the County of Klamath, State of Oregon, described as
 follows:

Beginning at a point on the Southerly line of Orchard Avenue, which point is
 10 feet East of the Northwest corner of said Lot 20, and running thence South-
 westerly at an angle of 104 degrees 30" with the Southerly line of Orchard
 Avenue, 90.3 feet, more or less, to the Southwesterly line of Lot 20; thence
 Southeasterly along the Southwesterly boundary of Lot 20, 9 feet, more or
 less, to the Southeast corner of Lot 20; thence continuing on same course 9
 feet along the Southerly line of Lot 19; thence Northeasterly to a point on the
 Southerly line of Orchard Avenue 6 feet West of the Northeasterly corner of
 Lot 20; thence Northwesterly along the Southerly Line of Orchard Avenue 30
 Feet to the point of beginning.

CODE 1 MAP 3009-33AD TL 2500

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 and that the beneficiary is the owner and holder of
 the obligations, the performance of which is secured by said trust deed; further, that no action, suit or proceeding
 has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such
 action or proceeding has been instituted, such action or proceeding has been dismissed.

There is a default by the grantor owing the obligations, the performance of which is secured by said trust
 deed, with respect to provisions therein which authorize sale in the event of default of such provision, in that the
 grantor has failed to pay, when due, the following sums thereon:

Eleven (11) delinquent monthly payments as of the date hereof totaling the
 sum of \$1,265.00 as of 11/15/98 and late fees, plus real estate taxes of
 \$1010, plus interest thereon.

which are now past due, owing and delinquent. Grantor's failure just described is the default for which the fore-
 closure mentioned below is made.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately
 due, owing and payable, said sums being the following, to-wit:

The principal balance of \$11,479.00, plus accrued interest and late charges
 of \$1,265.00 as of 11/15/98, plus interest accruing at 12% per year, collec-
 tion costs of \$1200, the cost of a foreclosure report in the amount of
 \$300, and delinquent taxes as set forth below.

Notice hereby is given that the undersigned, by reason of said default, has elected and he hereby does elect to
 foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.795,
 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 a reasonable charge by 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 o'clock, a M., Standard Time, as established by Section
 187.110 of Oregon Revised Statutes on May 15, 1999, at the following place: Main Entrance,
Klamath County Courthouse in the City of Klamath Falls, County of
Klamath Falls, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

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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

John R. Miller
7008 Airway Drive
Klamath Falls, OR 97601

NATURE OF RIGHT, LIEN OR INTEREST

Second mortgage

Also:

John R. Miller
c/o Gary Hedlund, Attorney at Law
303 Pine Street
Klamath Falls, OR 97601

Attorney for second mortgagee

Klamath County Tax Collector
305 Main Street
Klamath Falls, Or 97601

property taxes

Boyd Yaden
POB 606
Klamath Falls, OR 97601

trustee in bankruptcy

Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees, at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, 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 each and all other persons owing an obligation, the performance of which is secured by said trust deed, the word "trustee" includes any successor-trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

DATED: Dec 4, 1998.

(If executed by a corporation,
affix corporate seal)

Trustee Beneficiary (State which)

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON,

County of Jackson } ss.

Dec. 4, 1998.

Personally appeared the above named

James Dietz Trustee
and acknowledged the foregoing instrument to be
his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 10.23.99

STATE OF OREGON, County of } ss.

, 19.

Personally appeared and

each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

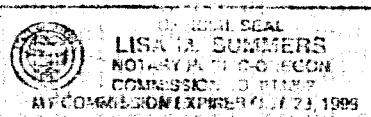
a corporation, and that the seal affixed to the
foregoing instrument is the corporate seal of said corporation and that said
instrument was signed and sealed in behalf of said corporation by author-
ity of its board of directors; and each of them acknowledged said instrument
to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)



NOTICE OF DEFAULT AND ELECTION TO SELL

(FCRM No. 884)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

RE TRUST DEED

Rodney D. Miller

Kelly A. Miller

Grantor

TO

Aspen Title

Trustee

AFTER RECORDING RETURN TO

James Dietz
243 So. Holly #2
Medford, OR 97501

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
10th day of December, 1998,
at 10:02 o'clock A.M., and recorded
in book M98 on page 45085 or as
file/reel number 71191

Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer.

By Kathleen R. Deputy.

Fee: \$15.00