

After recording return to:

Derrick E. McGavic
Attorney at Law
941 West Third Avenue
P. O. Box 10163
Eugene, OR 97440

1999 JUN 16 AM 11: 27

MTC 47663

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Jackie Eugene Blanchard and Peggy Ann Blanchard, husband and wife, as grantors, to Aspen Title & Escrow Company, as trustee, in favor of Ford Consumer Finance Company, Inc., as beneficiary, dated 1/12/96, recorded 1/31/96, in the mortgage records of Klamath County, Oregon, in Volume M96, Page 2873, covering the following described real property situated in said county and state, to wit:

The E 1/2 E 1/2 SW 1/4 SE 1/4 of Section 24, Township 32 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North of the center thread of the Williamson River. Together with the Manufactured Home described as follows: Make: Fleetwood, Model: Vogue Mansion, Year: 1995, Serial Number(s): CAFLR17AB17016VM, Width & Length: 26 x 60

PROPERTY ADDRESS: HC 63, Box 413 (East of Hwy 97, Thunderbeast Park)
Chiloquin, OR 97624

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 grantors' failure to pay when due the following sums: monthly payments of \$701.80 beginning 10/15/98; plus late charges of \$35.09 each month beginning 10/30/98; plus prior accrued late charges of \$0.00; plus 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: \$82,940.51 with interest thereon at the rate of 9.5 percent per annum beginning 9/15/98; plus late charges of \$35.09 each month beginning 10/30/98 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys 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 OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from
Blanchard, Jackie Eugene and Peggy Ann
Grantor
to
Derrick E. McGavic,
Trustee

File No. 99-00221-0

For Additional Information:

Derrick E. McGavic
941 West Third Avenue
P.O. Box 10163
Eugene, OR 97440
(541) 485-4555

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 22, 1999**, at the following place: inside the 2nd floor lobby of the Klamath County Courthouse, 317 South 7th Street, 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 "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.



Derrick E. McGavic - Trustee

STATE OF OREGON

COUNTY OF Jane

) ss.

This instrument was acknowledged before me on 6/14, 1999, by
Derrick E. McGavic, as Trustee.

Cindy R. St. Clair

Notary Public for Oregon

My commission expires: 3/22/02

(SEAL)



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

Notice pursuant to the Federal Fair Debt Collection Practices Act:

If you are the consumer who originally contracted the debt or if you assumed the debt, then you are notified that:

1. The Principal balance of the debt is \$82,940.51 plus advances, accrued interest, late charges and attorneys fees and costs.
2. The creditor to whom the debt is owed Associates Housing Finance, successor by merger to Ford Consumer Finance, Inc.
3. Unless within 30 days after receipt of this notice you dispute the debt or any portion of it, we will assume the debt to be valid.
4. If you notify us in writing within 30 days after receipt of this notice that you dispute the debt or any part of it, we will request that the creditor obtain verification of the debt and mail it to you.
5. If you request in writing within 30 days after receipt of this notice, we will request that the creditor provide you with the name and address of the original creditor, if different from the current creditor.
6. Written requests, if any, should be addressed to Derrick E. McGavic, Attorney at Law, 941 West Third Avenue, P. O. Box 10163, Eugene, Oregon 97440.

Blanchard, Jackie Eugene and Peggy Ann/99-00221-0

State of Oregon, County of Klamath
Recorded 6/16/99, at 11:27 a. m.
In Vol. M99 Page 23675

Linda Smith,
County Clerk

Fee \$ 20 - KR