

OREGON NOTICE OF DEFAULT AND ELECTION TO SELL

After recording return to:

1999 OCT -7 AM 11:07

RE: Loan #: 1405865

Title #: K-54657/541-884-5155

TD #: 0-1431

T.D. SERVICE COMPANY, WASHINGTON
 1750 E. 4th Street, #800
 Santa Ana, CA 92705
 (800) 843-0260

Reference is made to that certain trust deed made by PATRICK HENRY FELBER AND SUE ELLEN FELBER
 HUSBAND AND WIFE, as grantor,
 to RECD, USDA, ACTING THROUGH OREGON STATE, as trustee,

in favor of RURAL DEVELOPMENT, ACTING ON BEHALF OF THE RURAL HOUSING SERVICE, SUCCESSOR
 IN INTEREST TO FmHA, ST. OF OREGON, USDA, as beneficiary,
 dated AUGUST 22, 1989, recorded AUGUST 29, 1989, in the
 mortgage records of KLAMATH County, Oregon, in book / reel /
 volume NO. M89 at page 16155, (fee/file/instrument NO.)
 covering the following described property situated in said county and state, to wit:

A TRACT OF LAND SITUATE IN THE NE 1/4 SW 1/4 (LOT 6) OF SECTION 34 TOWNSHIP 34 SOUTH,
 RANGE 7 E.W.M.. FOR COMPLETE LEGAL SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
 HEREOF.

MORE COMMONLY KNOWN AS: 105 CHARLEY AVE. - CHILOQUIN, OREGON 97624

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 said deed of trust, or, if such action has been instituted, such action has been
 dismissed.

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:

10 Payments of \$113.00 from 12/22/98	1,130.00
SUB-TOTAL OF AMOUNTS IN ARREARS:	1,130.00

By reason of said default, the beneficiary has declared all sums owing on the obligation secured
 by said deed of trust immediately due and payable, said sums being the following, to wit:
 Principal \$ 11,839.70, together with interest as provided in the note or other instrument
 secured from the 22ND day of NOVEMBER, 1998 and such other costs and fees as
 are due under the note or other instrument secured, and as are provided by statute.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do
 hereby 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 the compensations of the trustee as pro-
 vided by law, and the reasonable fees of trustee's attorneys.

39937

Said sale will be held at the hour of 10:00 AM
 Time as established by Section 187.110 of Oregon Revised Statutes on February 25, 2000 Standard
 at the following place:
 MAIN ST ENTRANCE, KLAMATH COUNTY COURTHOUSE, KLAMATH FALLS
 County of KLAMATH State of Oregon.

Other than as shown of record, neither the said beneficiary or 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:
 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 Section 86.753 of Oregon Revised Statutes.

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 deed of trust, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: October 5, 1999

David A. Kubat, OSBA # 84265
 (Successor Trustee)

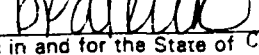
By: 

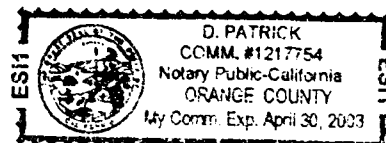
DIRECT INQUIRIES TO:
 T.D. SERVICE COMPANY
 FORECLOSURE DEPARTMENT
 (800) 843-0260

STATE OF CALIFORNIA)
) SS.
 COUNTY OF ORANGE)

On this day personally appeared before me DAVID A. KUBAT OSBA # 84265
 to me known to be the individual described in and who executed the within and foregoing instrument, and
 acknowledged that he signed the same as his free and voluntary act and deed, for
 the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of October, 1999

D. PATRICK 
 Notary Public in and for the State of CA
 , residing at BREA,
 My commission expires:
 11-30-2003



TD# 0-1431
LOAN# 1405865

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

A tract of land situate in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ (Lot 6) of Section 34 Township 34 South, Range 7 E.W.M., more particularly described as follows: Beginning at the intersection of the Northwestern line of LaLakes Avenue with Northeastly line of Schonchin Street in West Chiloquin; thence Northeastly along the Northwestern line of LaLakes Avenue a distance of 50 feet to a point; thence Northwesternly at right angles to LaLakes Avenue a distance of 116.3 feet to a point; thence Southwesterly parallel with LaLakes Avenue a distance of 50 feet to a point; thence Southeasterly at right angles to LaLakes Avenue a distance of 116.3 feet to the point of beginning, said parcel also described as Lot 55 of R. C. Spinks Addition to Chiloquin, an unplatted subdivision.

More commonly known as: 105 Charley Ave - Chiloquin, OR 97624

State of Oregon, County of Klamath
Recorded 10/07/99, at 11:47a m.
In Vol. M99 Page 39936
Linda Smith,
County Clerk Fee\$ 20⁰⁰