

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION  
720 SEVENTH AVENUE, SUITE 400  
SEATTLE, WA, 98104

TRUSTEE'S SALE NO: 09-WM-18566  
LOAN NO: 3624707 CONV  
FHA/VA/FMI NO:

ASPEN 50540

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# NOTICE OF DEFAULT AND ELECTION TO SELL

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.

Reference is made to that certain trust deed made by: TANYA M. JONES AND JOHNNY LEN JONES, HUSBAND AND WIFE, as grantor, to AMERITITLE, An Oregon Corporation, as trustee, in favor of WASHINGTON MUTUAL BANK, as beneficiary, dated September 12, 1996 recorded September 20, 1996, in the mortgage records of KLAMATH County, Oregon, in Book M96, Page 29975, covering the following described real property situated in said county and state, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The undersigned trustee, REGIONAL TRUSTEE SERVICES CORPORATION, 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; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said 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 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:

Payments:				
6	payments at \$	382.61	each;	\$ 2,295.66
0	payments at \$		each;	\$
( 06-01-99	through 11-09-99 )			
Late Charges:				
Accumulated late charges				\$ 73.30
Beneficiary Advances (with interest if applicable)				\$ 68.16
TOTAL:				=====
TOGETHER WITH ANY DEFAULT IN THE PAYMENT OF RECURRING OBLIGATIONS AS THEY BECOME DUE.				\$ 2,437.12

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:

UNPAID PRINCIPAL BALANCE OF \$35,860.26, AS OF 05-01-99, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 8.875% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

Notice hereby is given that the beneficiary and current trustee, **REGIONAL TRUSTEE SERVICES CORPORATION**, by reason of said default, have elected and do hereby elect to foreclose said 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 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 provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 11:00 A.M. in accord with the standard of time established by ORS 187.110 on April 4, 2000, at the following place: **KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of Oregon**, which is the hour, date and place last set for said sale.

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	NATURE OF RIGHT, LIEN OR INTEREST
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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 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 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 trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: November 9, 1999

**REGIONAL TRUSTEE SERVICES CORPORATION**  
F/K/A INTERSTATE TRUSTEE SERVICES CORPORATION  
Successor Trustee

BY *Marilee Harkinen*  
MARILEE HARKINEN, TREASURER

STATE OF Washington }  
COUNTY OF KING } ss.

The foregoing instrument was acknowledged before me November 9, 1999, by MARILEE HARKINEN, TREASURER of REGIONAL TRUSTEE SERVICES CORPORATION, A Washington Corporation, on behalf of the corporation.

MELINDA E. LUKE  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 9-16-03

*Melinda Luke*  
Notary Public for Washington  
My commission expires: 09-16-03



# EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land being a portion of Block 51, FIRST ADDITION to the CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon AND a portion of the NW1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a point on the West line of Sixth Street, 160 feet Northwest from the Southeast corner of Block 51 of FIRST ADDITION to the CITY OF KLAMATH FALLS, OREGON; thence Northwest on said West line of Sixth Street 40 feet; thence Southwest and parallel with High Street 71 feet; thence Southeast parallel with Sixth Street 40 feet; thence Northwesterly parallel with High Street 71 feet to the place of beginning.

State of Oregon, County of Klamath  
Recorded 11/16/99, at 10:52 a.m.

In Vol. M99 Page 45466

Linda Smith,

County Clerk

Fees 20<sup>00</sup>