

**NOTICE OF DEFAULT  
AND ELECTION TO SELL**RE: Trust Deed fromCONNIE NALETTE

Grantor

To

CONSOLIDATED RECONVEYANCE COMPANY, A  
DIVISION OF CHICAGO TITLE INSURANCE  
COMPANY

Successor Trustee

After recording return to (name, address, zip):  
Consolidated Reconveyance Company,  
a Division of Chicago Title Insurance Company  
24011 Ventura Blvd., Second Floor  
Calabasas, California 91302

1999 DEC 20 AM 11:47

SPACE RESERVED  
FOR  
RECORDER'S USE

TS# :11490-KL3

MTC 49992  
LOAN # 72997596

Reference is made to that certain trust deed made by CONNIE NALETTE as grantor, to CONSOLIDATED RECONVEYANCE COMPANY, A DIVISION OF CHICAGO TITLE INSURANCE COMPANY trustee, in favor of EVERGREEN MONEYSOURCE COMPANY, A WASHINGTON CORPORATION, as beneficiary, dated 3/22/96, recorded 3/29/96, in the Records of Klamath County, Oregon, in book M96 at page 8895, and/or as fee/file/instrument/microfilm/reception No. 15670 (indicate which), covering the following described real property situated in the above-mentioned county and state, to wit:

SEE ATTACHED EXHIBIT "A"

TAX ACCT NO: 3809 019DB 03300

PROPERTY ADDRESS: 549 TORREY STREET  
KLAMATH FALLS, OREGON 97601

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 records of the county or counties in which the above described real property is situated. Further, no action has been instituted, such action has been dismissed except as permitted by ORS 86.734(4).

There is a default by grantor or other person owing an obligation, performance of which is to recover the debt, or any part thereof, now remaining secured by said trust deed, or, if such action has been instituted, secured by the trust deed, or by for which foreclosure is made is grantor's failure to pay when due the following sums:

FAILURE TO MAKE THE 10/1/99 PAYMENT, TOGETHER WITH ALL SUBSEQUENT PAYMENTS OF PRINCIPAL AND/OR INTEREST TOGETHER WITH LATE CHARGES, FORECLOSURE FEES, AND EXPENSES.

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

**Delinquent Payments**

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>RATE</u>	<u>AMOUNT</u>	<u>TOTAL</u>
10/1/1999		8	11.125	\$1,202.23	\$9,617.84

25  
24

49792

Beneficiary Advances  
12907 ADVANCE

Amount  
\$224.46  
\$0.00

Interest on Advances:

Total Late Charges:

\$420.77

TOTAL DUE THE BENEFICIARY:

\$10,263.07

TOTAL FORECLOSURE COST:

\$2,499.18

Total required to reinstate:

\$12,762.25

PRINCIPAL BALANCE: \$ \$122,748.07  
INTEREST ON PRINCIPAL \$ 9013.40  
ESTIMATED TOTAL PAYOFF \$ 134,905.88

Notice hereby is given that the beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the trust dated 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 grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor 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 10:00 AM, in accord with the standard of time established by ORS 187.110 on 5/5/2000, at the following place: AT THE FRONT ENTRANCE OF THE KLAMATH FALLS COURTHOUSE, 317 SOUTH 7TH STREET, 2ND FLOOR, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH. OR In the city of , County of Klamath, State of Oregon, which is the hour, date and place last set for 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 herein above described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to 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

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 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 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 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 this 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 December 14, 1999



TS#:11490-KL3

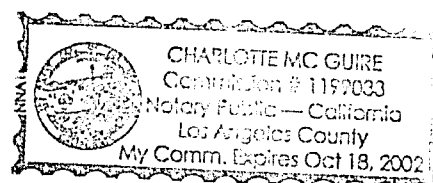
49793

CONSOLIDATED RECONVEYANCE COMPANY, A  
DIVISION OF Chicago Title Company, AS TRUSTEE

*Naheed Khaja*  
NAHEED KHAJA, TRUSTEE SALE OFFICER

STATE OF California, County of Los Angeles

This instrument was acknowledged before me on 12/14/1999 by NAHEED KHAJA



*Charlotte Mc Guire*  
CHARLOTTE MC GUIRE, Notary Public

Policy No.: 38 3017 086 00007  
MTC Number: 49992

**49794**

TS# 11490-KL3

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

Lots 1 and 2, Block 5, KLAMATH LAKE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Berkley Street which inured thereto.

EXCEPTING THEREFROM the following:

Beginning at a point which is the intersection with the Easterly right of way line of Hanks Street and the West right of way line of Berkley Street; thence Southerly along the West right of way line of Berkley street 64.2 feet; thence Westerly parallel to Torrey Street 48.54 feet, more or less, to the East right of way line of Hanks Street; thence Northeasterly along the Easterly right of way line of Hanks Street, 79.91 feet, more or less to the point of beginning.

State of Oregon, County of Klamath

Recorded 12/20/99, at 11:47 a. m.

In Vol. M99 Page 49791

**Linda Smith,**

County Clerk

Fee\$ 25<sup>00</sup>