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**AFTER RECORDING RETURN TO:**

Richard Anderson Law Office, P.C.  
10700 SW Beaverton-Hillsdale Hwy., Suite 460  
Beaverton, Oregon 97005

MTC 49440

**NOTICE OF DEFAULT AND ELECTION TO SELL**

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantors:	Darrell A. Micka and Phyllis M. Micka - Tenants by the entirety
Trustee:	AmeriTitle
Beneficiary:	American General Finance, Inc.
Date:	October 28, 1998
Recording Date:	October 30, 1998
Recording Reference:	Vol. M98 Page 39912
County of Recording:	Klamath County

The Trust Deed covers the following described real property in the County of Klamath and State of Oregon ("the Property"):

See Exhibit "A" attached hereto

The Successor Trustee hereby certifies as follows: (1) No assignment of the Trust Deed by the Trustee or by the Beneficiary and no appointment of a successor-trustee have been made except as recorded in the official records of the county or counties in which the Property is located; and (2) No action has been instituted to recover all or any part of the debt now remaining secured by the Trust Deed, or, if such action was instituted, it was dismissed except as permitted by ORS 86.735(4).

The Grantors or other person owing the debt have defaulted as provided under the Trust Deed, and such default allows the Beneficiary to foreclose the Trust Deed.

The default for which foreclosure is permitted is the Grantors' failure to pay when due the following sums:

Monthly installments of \$2,418.74 beginning August 17, 1999 and continuing through the installment due January 17, 2000; late charges; plus real property taxes for the years of 1999-2000, plus interest and penalties and any sums advanced by the beneficiary pursuant to the trust deed.

36.00

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

\$275,473.11 together with interest of \$10,549.24 through November 29, 1999, plus interest at the rate of 9.99 from November 30, 1999 until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

#### NOTICE

By reason of the default, the Beneficiary and the Trustee have elected to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795. At public auction, the Trustee shall sell to the highest bidder for cash the interest in the Property which the Grantors had, or had the power to convey, at the time of the execution by Grantors of the Trust Deed, together with any interest Grantors or Grantors' successors in interest acquired after the execution of the Trust Deed, to satisfy the debt secured by the Trust Deed and the expenses of the sale, including the compensation of the Trustee as provided by law, and the reasonable fees of Trustee's attorneys.

**The sale will be held at the hour of One O'Clock, 1:00 P.M. on June 20, 2000 at the following place: Klamath County Courthouse, 316 Main Street, Front Steps, in the City of Klamath Falls, County of Klamath and State of Oregon.**

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 Property subsequent to the interest of the Trustee in the Trust Deed, or of any successor in interest to the Grantors or of any lessee or other person in possession of or occupying the Property except:

NAME	NATURE OF RIGHT, LIEN, OR INTEREST
Darrell A. Micka	Grantor
Phyllis M. Micka	Grantor
Darrell Alan, of Micka	Junior Financing Statement Interest
John Doe and/or Jane Doe	Possible Occupants

#### NOTICE OF RIGHT TO CURE

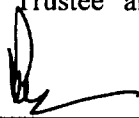
Any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by doing all of the following:

1. Paying to the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due, had no default occurred);
2. Curing any other default that is capable of being cured by tendering the performance required under the Trust Deed; and

3. Paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney's 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 the 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.

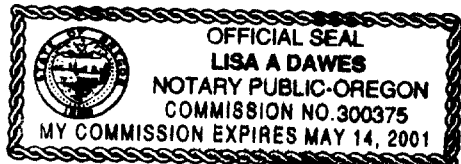
DATED: January 19, 2000.

  
\_\_\_\_\_  
Richard T. Anderson, Jr.  
Successor Trustee

10700 SW Beaverton-Hillsdale Hwy., Suite 460  
Beaverton, Oregon 97005  
Telephone: (503) 646-9230

STATE OF OREGON                    )  
  ) ss.  
County of Washington            )

On this 19<sup>th</sup> day of January, 2000, personally appeared the above-named Richard T. Anderson, Jr., Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.



  
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NOTARY PUBLIC FOR OREGON

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Beginning at the SW corner of NE1/4 SE1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian; thence East 280 feet; thence 20 degrees North of East a distance of 330 feet to the West side of Poe Valley Market Road; thence Northerly along the West side of said Poe Valley Market Road to the West line of said NE1/4 SE1/4, Section 31, Township 40 South, Range 12 East, Willamette Meridian; thence Southerly along the West line of said NE1/4 SE1/4 in said Section, Township and Range to the point of beginning.

**PARCEL 2:**

The SE1/4 NW1/4, NE1/4 SW1/4, and those portions of the NE1/4 NW1/4, SW1/4 NE1/4 and NW1/4 SE1/4 lying Southwesterly of the County Road. All in Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 1/21/00, at 5:33 p.m.  
In Vol. M00 Page 2315  
Linda Smith,  
County Clerk Fee \$ 36<sup>00</sup>