

OREGON NOTICE OF DEFAULT AND ELECTION TO SELL

After recording return to:

RE: Loan #: FC14659/38802206828
Title #: K54438/541-884-5155
TD #: 0-1378T.D. SERVICE COMPANY, WASHINGTON
1820 E. First Street, #210
Santa Ana, CA 92705
(800) 843-0260

K-54438

Reference is made to that certain trust deed made by JEFF L. BLAIR AND LINDA J. BLAIR HUSBAND
AND WIFE, as grantor,
to OREGON TITLE INSURANCE COMPANY, as trustee,
in favor of AMERICA'S WHOLESALE LENDER, as beneficiary,

dated OCTOBER 17, 1997, recorded OCTOBER 29, 1997, in the
mortgage records of KLAMATH County, Oregon, in book / reel /
volume NO. M97 at page 35717, (fee/file/instrument NO. --)
covering the following described property situated in said county and state, to wit:

THE WESTERLY 37 1/2 FEET OF LOT 22 IN BLOCK 32 OF HOT SPRINGS 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.

MORE COMMONLY KNOWN AS: 1839 LEROY ST - KLAMATH FALLS, OR 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 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:

18 Late Charge(s) of \$29.31 from 08/16/98	527.58
18 Payments of \$586.14 from 08/01/98	10,550.52
SUB-TOTAL OF AMOUNTS IN ARREARS:	11,078.10

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 \$ 67,247.46, together with interest as provided in the note or other instrument
secured from the 1ST day of JULY, 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 provided by law, and the reasonable fees of trustee's attorneys.

Said Sale will be held at the hour of 10:00 AM, Standard Time as established
by Section 187.110 of Oregon Revised Statutes on JUNE 9, 2000
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 claim 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 reinstate buy 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 successor in interest, if any.

DATED: January 21, 2000 DAVID A. KUBAT, OSBA #84265
(SUCCESSOR TRUSTEE)

BY: [Signature]

DIRECT INQUIRIES TO:
T.D. SERVICE COMPANY/FORECLOSURE DEPARTMENT
800 843 0260

STATE OF WASHINGTON
COUNTY OF KING

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 21st DAY
OF January 2000

Dennis E. Roberts

NOTARY PUBLIC IN AND FOR THE STATE OF WA
RESIDING AT Seattle
MY COMMISSION EXPIRES: 4-09-03

DENNIS E. ROBERTS
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 4-09-03

State of Oregon, County of Klamath
Recorded 1/24/00, at 3:27 m.
In Vol. M00 Page 2476
Linda Smith,
County Clerk Fee \$ 26.00