

After recording, return to:

Sabrina Loiselle  
Miller Nash LLP  
111 S.W. Fifth Avenue, Suite 3500  
Portland, Oregon 97204-3699

**455837**

**NOTICE OF DEFAULT AND ELECTION TO SELL**

1. This notice of default is recorded pursuant to ORS 86.735(3) with respect to a deed of trust (the "Trust Deed") dated **December 5, 1986**, by **Ralph W. Almeter, Jr., and Caroline R. Almeter, husband and wife** (the "Grantor"), to **William L. Sisemore** (the "Trustee"), to secure payment and performance of certain obligations of the Grantor to **Klamath First Federal Savings and Loan Association** (the "Beneficiary"), including repayment of the promissory note (the "Note") dated **December 5, 1986**, in the principal amount of **\$26,300.00** ("the Note").

2. The description of the real property covered by the Trust Deed is as follows:

Lot 3, Block 66, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, ALSO that portion of Harriman Street, vacated by Ordinance No. 5830 filed September 24, 1971, in Book M71 at Page 10129 in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the Southeast corner of Lot 3, Block 66, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, and running North on the East line of said Lot 3 a distance of 73 feet to the Northeast corner of said Lot 3; thence East on the North line of Lot 3 extended, a distance of 40 feet; thence South, parallel to the East line of said Lot 3, a distance of 73 feet; thence West a distance of 40 feet to the point of beginning.

3. The Trust Deed was recorded on **December 11, 1986**, in **Volume M86 at Page 22849** in the official real property records of Klamath County, Oregon.

4. The successor trustee hereby certifies that no action has been instituted to recover the obligation, or any part thereof, now remaining secured by the Trust Deed or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

5. The default for which the foreclosure is made is the Grantor's failure to make monthly payments beginning May 20, 2000, and on the 20<sup>th</sup> day of each month thereafter, as required under the Note that is secured by the Trust Deed.

6. By reason of said default, Klamath First Federal Savings and Loan Association, as beneficiary under the Trust Deed, has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable which sums are as follows: (a) the principal amount of \$20,610.74, (b) accrued interest of \$685.52 as of August 3, 2000, and

interest accruing thereafter on the principal amount at the rate of 9.750 percent per annum until paid, (c) late charges of \$22.60 as of August 3, 2000, and any late charges accruing thereafter, (d) amounts that the Beneficiary has paid on or may hereinafter pay to protect the lien, including by way of illustration, but not limitation, taxes, assessments, interest on prior liens, and insurance premiums, and (e) costs and attorney and trustee fees incurred by the Beneficiary in foreclosure, including the cost of a trustee's sale guarantee and any other environmental or appraisal report.

7. Notice is hereby given that by reason of said default, Klamath First Federal Savings and Loan Association, as beneficiary under the Trust Deed, and the successor trustee have elected to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.795 and to sell the real property identified in paragraph 2 to satisfy the obligation that is secured by the Trust Deed.

8. The sale will be conducted on **January 9, 2001, at 1:00 o'clock (1:00) p.m., based on the standard of time established by ORS 187.110, just outside the main entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601.**

9. 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 Klamath First Federal Savings and Loan Association, as beneficiary, of the entire amount then due, (other than such portion of 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 and attorney fees not exceeding the amount provided by ORS 86.753.

10. 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 said Trust Deed, and the words "trustee" and "beneficiary" include their respective successor in interest, if any.

**In accordance with the Fair Debt Collection Practices Act, this is an attempt to collect a debt, and any information obtained will be used for that purpose. This communication is from a debt collector.**

For further information, please contact Sabrina P. Loiselle at Miller Nash LLP,  
111 S.W. Fifth Avenue, Suite 3500, Portland, Oregon 97204 or telephone her at (503) 224-5858.

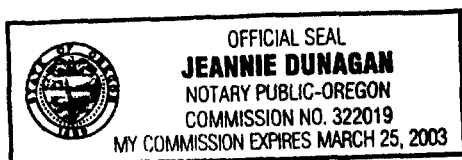
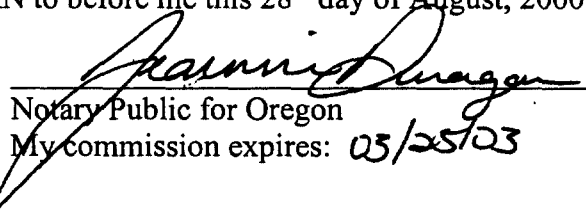
DATED: August 28, 2000.



Sabrina P. Loiselle  
Successor Trustee

STATE OF OREGON                    )  
  ) SS  
COUNTY OF MULTNOMAH        )

SUBSCRIBED AND SWORN to before me this 28<sup>th</sup> day of August, 2000.

Notary Public for Oregon  
My commission expires: 03/25/03

State of Oregon, County of Klamath  
Recorded 08/30/00, at 11:02 a m.  
In Vol. M00 Page 31744  
**Linda Smith,**  
County Clerk    Fee\$ 3/00