

Jenni M. Weisenburg, Grantor  
26812 17<sup>th</sup> Avenue  
Des Moines, WA 98198

200 OCT 23 AM 11:15

John W. Weil, Successor Trustee  
1100 S.W. Sixth Avenue, Suite 1507  
Portland, Oregon 97204

**After recording return to:**

John W. Weil  
1100 S.W. Sixth, Suite 1507  
Portland, Oregon 97204

MTL 52147

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to the trust deed made by Jenni M. Weisenburgh, a single person, as grantor, to John W. Weil, as successor trustee, in favor of Associates Housing Finance, LLC, as beneficiary, dated September 14, 1998, recorded on September 30, 1998, in Volume No. M98 at page 35880, in the microfilm records of Klamath County, Oregon, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lots 12 and 13 of OREGAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with the manufactured home located thereon described as a 1997 Champion Silvercrest Serial no. 17710448 and commonly known as 3146 Emerald Street, Klamath Falls, Oregon.

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 to recover the debt, 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).

There is a default by grantor or grantor's successor in interest, performance of which is secured by the trust deed, 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:

Failure to make monthly payments of \$910.18 due on the first day of May, June, July, August, September and October 2000 and on the first day of each month thereafter. Failure to pay make insurance payments (total due as of 10/1/00 is \$828.90); failure to pay property taxes.

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:

The sum of \$112,134.80 plus interest (\$5,367.25 accrued through 10/1/00) and 8.990% on the first of each month thereafter; insurance payments of \$828.90; mobile home property taxes for 1999/2000 \$584.71 plus interest (Tax account no. M-99-142); plus attorney and trustee's fees and costs; plus foreclosure guarantee.

Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the 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 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 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.

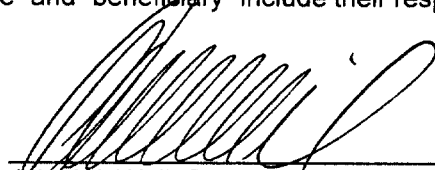
The sale will be held at **11 A.M.**, in accord with the standard of time established by ORS 187.110 on **April 10, 2001**, at the following place: **Front steps of the Klamath County Courthouse, 317 S. 7<sup>th</sup> Street, Klamath Falls, Oregon**, which is the hour, date and place last set for the 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 hereinabove 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.

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 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.

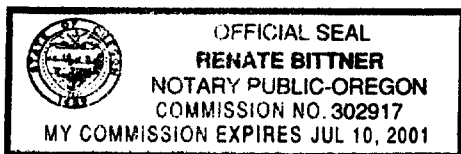
In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: October 19, 2000.

  
John W. Weil, Successor Trustee  
1100 SW Sixth Avenue, Suite 1507  
Portland, Oregon 97204  
Telephone: 503 226-0500

STATE OF OREGON     )  
                                      ) ss.  
County of Multnomah    )

This instrument was acknowledged before me by John W. Weil on October 19, 2000..



  
Renate Bittner  
Notary Public for Oregon

State of Oregon, County of Klamath  
Recorded 10/23/00, at 11:15 A m.  
In Vol. M00 Page 38525  
Linda Smith,  
County Clerk     Fee \$ 26.00