

After recording return to:

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ROUTH CRABTREE & FENNELL

Attn: Vonnie Nave

PO Box 4143

Bellevue, WA 98009-4143

K56181
NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Mark A. Maggiora and Vicky W. Maggiora, as grantors, to Transamerica Title Insurance Company, as trustee, in favor of United States National Bank of Oregon, as beneficiary, dated 07/27/79, recorded 08/28/79, in the mortgage records of Klamath County, Oregon, as Vol. M79 Page 20491, and subsequently assigned to U.S. Bank of Washington by Assignment recorded as Vol. M89, Page 10907, covering the following described real property situated in said county and state, to wit:

SEE ATTACHED

PROPERTY ADDRESS: 430 - 436 Bonner Lane
Crescent, OR 97733

There is a default by the grantor or other person owing an obligation or by their successor in interest, 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 grantors' failure to pay when due the following sums: monthly payments of \$261.52 beginning 07/01/00; plus late charges of \$5.00 each month beginning 07/16/00; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$18,084.87 with interest thereon at the rate of 10.75 percent per annum beginning 06/01/00; plus late charges of \$5.00 each month beginning 07/16/00 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from
Maggiora, Mark A. & Vicky W.
Grantor

to
DAVID E. FENNELL,
Trustee

File No. 7273.21448

For Additional Information:

Vonnie Nave
ROUTH CRABTREE & FENNELL
PO Box 4143
Bellevue, WA 98009-4143
(425) 586-1900

K31-

Notice is hereby given that the beneficiary and trustee, by reason of said 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 the grantor had, or had the power to convey, at the time grantor executed the trust deed, together with any interest the grantor or grantor's successors 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 reasonable fees of trustee's attorneys.

The sale will be held at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110 on 04/06/01, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

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 every other default complained of herein by tendering the performance required under the obligation or trust deed, 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 said 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

David E. Fennell - Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

This instrument was acknowledged before me on 11/29, 2000, by
David E. Fennell, as Trustee.

[Signature]
Notary Public for Washington
My commission expires: 5/4/01

YVONNE M. NAVE
STATE OF WASHINGTON
NOTARY --- PUBLIC
(SEAL) MY COMMISSION EXPIRES 5-04-01

THIS IS AN ATTEMPT TO COLLECT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

That portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Southeasterly side line of Main Street, 80.00 feet wide with the Southwesterly side line of Ward Street, 60.00 feet wide according to the recorded plat of Town of Crescent; thence along the Southeasterly side line of said Main Street, South 39° 40' West, 328.95 feet to the most Northerly corner of that certain parcel of land conveyed to the United States of America by Glen and Shirley Bilderback, husband and wife, per Warranty Deed recorded in Volume 395 at page 279 of Deed Records of said Klamath County; thence along the Northeasterly line of said parcel, South 50° 20' East, 99.60 feet; thence along the Southeasterly line of said parcel South 42° 23' 37" West, 147.27 feet to the Southerly corner thereof; said corner also being the Northeasterly corner of that certain parcel conveyed to the United States of America by Ester K. Guddat, a widow, by individual Warranty Deed recorded in Volume 317 at page 397 of Deed Records; thence along the Northeasterly line of said parcel, South 50° 20' East, 207.40 feet to the most Easterly corner thereof; thence along the Southeasterly line of said parcel South 39° 40' West, 133.78 feet to the true point of beginning for this description; thence South 50° 20' East, 150.00 feet; thence South 39° 40' West, 133.78 feet to the Northeasterly line of that certain parcel of land conveyed by Byron G. Steevone and Emma A. Steevens, husband and wife, to Bonnie J. and Jean Shultz, husband and wife, by Warranty Deed recorded in Volume 241 at page 276 of said Deed Records; thence along the Northeasterly line of said parcel, North 50° 20' West, 150.00 feet; thence North 39° 40' East, 133.78 feet to the true point of beginning.

State of Oregon, County of Klamath
Recorded 12/04/00, at 10: _____ m.
In Vol. M00 Page 43432
Linda Smith,
County Clerk Fee \$ 31.00