

'01 MAR 26 AM 11:42

Vol MQ1 Page 11930

After recording return to:

Northwest Trustee Services, LLC  
Attn: Vonnie Nave  
PO Box 4143  
Bellevue, WA 98009-4143

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by Walter Don Hollums, as grantors, to Amerititle, as trustee, in favor of FT Mortgage Companies dba Premier Mortgage Resources, nka First Horizon Home Loans, as beneficiary, dated 10/05/98, recorded 10/23/98, in the mortgage records of Klamath County, Oregon, as Book: M-98, Page: 39026, covering the following described real property situated in said county and state, to wit:

**SEE ATTACHED**

PROPERTY ADDRESS: 228 Pacific Terrace  
Klamath Falls, OR 97601

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 \$332.97 beginning 11/01/00; plus late charges of \$16.65 each month beginning 11/16/00; 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: \$28,113.94 with interest thereon at the rate of 6.375 percent per annum beginning 10/01/00; plus late charges of \$16.65 each month beginning 11/16/00 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  
Hollums, Walter Don  
Grantor  
to  
DAVID E. FENNELL,  
Trustee

File No. 7043.21752

**For Additional Information:**

Vonnie Nave  
Northwest Trustee Services, LLC  
PO Box 4143  
Bellevue, WA 98009-4143  
(425) 586-1900

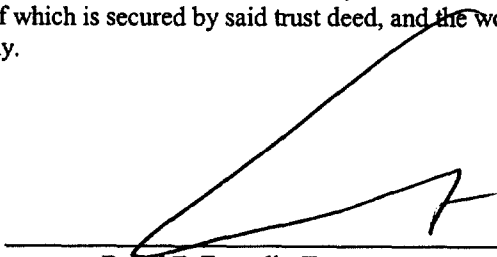
3/A

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 07/27/01, 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.

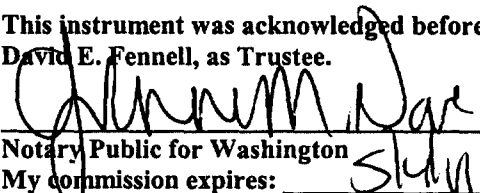
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion 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 3/26, 2001, by  
David E. Fennell, as Trustee.

  
Notary Public for Washington

My commission expires: 5-04-01

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

## EXHIBIT "A"

A portion of Lot 15, Block 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 97.4 feet in a Southeasterly direction along the Northeasterly line of Alameda Street (which line is the arc of a 3 degree 55' curve to the left) and thence in a Northeasterly direction along a radial line to the above mentioned curve a distance of 75 feet from the extreme Southeasterly corner of Lot 14, Block 42, Hot Springs Addition, being the true point of beginning; thence in a Southeasterly direction 46 feet, more or less, to a point which is on a radial line of the above mentioned curve and 69.8 feet, more or less, along the said radial line in a Northeasterly direction from its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said radial line in a Northeasterly direction 61.24 feet to a point on the Westerly line of Pacific Terrace which point is North 20 degrees 55' West along said Westerly line of Pacific Terrace 120.7 feet from its intersection with the Northerly line of Williams Addition; thence North 20 degrees 55' West along the Westerly line of Pacific Terrace 7.8 feet to a point on the alley line; thence following the alley line in a Northwesterly direction 39 feet, more or less, to a point which is the most Northeasterly corner of the Cecil Humphrey property described in that deed dated May 26, 1928 and recorded in Book 83, Page 312, Deed Records of Klamath County, Oregon; thence in a Southwesterly direction along said property of Cecil Humphrey 75.4 feet to the point of beginning.

CODE 1 MAP 3809-28CD TL 5900

State of Oregon, County of Klamath  
Recorded 03/26/01, at 11:42 a.m.  
In Vol. M01 Page 11936  
Linda Smith,  
County Clerk Fee\$ 21<sup>00</sup>