

'01 APR 13 PM2:27

Vol M01 Page 15748

After recording return to:

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

K56304

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Jerry A. Rajnus and Dixie Rajnus, an estate in fee simple as tenants by the entirety, as grantors, to Mark H. Peterman, as trustee, in favor of BNC Mortgage, Inc., a Delaware corporation, as beneficiary, dated 03/16/00, recorded 03/24/00, in the mortgage records of Klamath County, Oregon, as Volume M00 Page 9689, and subsequently assigned to First Union National Bank, as trustee of the Amortizing Residential Collateral Trust, Series 2000-BC3, without recourse by Assignment, covering the following described real property situated in said county and state, to wit:

The following described real property situate in Klamath County, Oregon: All in Township 41 South, Range 12 East of the Willamette Meridian: Section 15: Southeast 1/4 Northeast 1/4 and That part of the Northeast 1/4 Southeast 1/4 lying North of the "D" Canal, as follows: a Tract of Land comprising 10 acres, more or less, located in the Northeast 1/4 Southeast 1/4, Section 15, Township 41 South, Range 12 East of the Willamette Meridian and more particularly describes as follows: Beginning at the Northwest corner of said Northeast 1/4 Southeast 1/4 of said Section 15, Township 41 South, Range 12, East of the Willamette Meridian: thence South on the 40 line of the North right of way line of the "D" Canal of the U.S. Reclamation Service as now located and constructed; thence following said North right of way line of said "D" Canal in a Southeasterly direction to its intersection with the East line of said Northeast 1/4 Southeast 1/4 of said Section 15; thence North on the Section line to the Northeast corner of said Northeast 1/4 Southeast 1/4 of said Section 15; thence West on the East and West 1/2 Section line to the Point of Beginning.

PROPERTY ADDRESS: 32942 Rajnus Road
Malin, OR 97632

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 \$828.80 beginning 09/01/00; plus late charges of \$41.44 each month beginning 09/16/00; 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: \$84,884.86 with interest thereon at the rate of 11.3 percent per annum beginning 08/01/00; plus late charges of \$41.44 each month beginning 09/16/00 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
Rajnus, Jerry A. and Dixie
Grantor
to
DAVID E. FENNELL,
Trustee

File No. 7090.20138

For Additional Information:

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

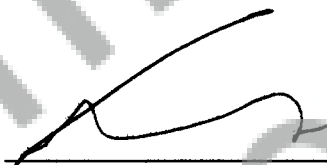
K25

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 08/17/01, 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.

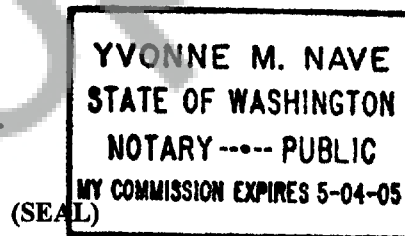


DAVID E. FENNELL- Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

This instrument was acknowledged before me on 4/11, 2001, by
as authorized signer for DAVID E. FENNELL.

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



THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

State of Oregon, County of Klamath
Recorded 04/13/01, at 2:27p m.
In Vol. M01 Page 15748
Linda Smith,
County Clerk Fee\$ 26⁰⁰