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After recording return to:

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Attn: Foreclosure Department
FIRST AMERICAN TITLE INSURANCE COMPANY
400 Countrywide Way, SV-35
Simi Valley, CA 93065

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by LENNI M. KALER AND JEROME A. FOSTER, AN ESTATE IN FEE SIMPLE NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP, as grantors, to LUCY E. KIVEL, ATTORNEY, as trustee, in favor of FULL SPECTRUM LENDING, INC., as beneficiary, dated 01/26/2000, recorded 01/31/2000, in the mortgage records of KLAMATH County, Oregon, in Reel Number MOO at Page Number 3136 as Recorder's fee/file/instrument/microfilm/reception Number , and subsequently assigned to COUNTRYWIDE HOME LOANS, INC. by Assignment recorded 01/31/2000 in Reel Number MOO at Page Number 3142 as Recorder's fee/file/instrument/microfilm/reception Number , covering the following described real property situated in said county and state, to wit:

LOT 87, LEWIS TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

PROPERTY ADDRESS: 4771 FRIEDA AVE
KLAMATH FALLS, OR 97603

There is default by the grantor or other person, or by their successor in interest, owing an obligation, 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 \$475.34 beginning 06/01/2001; plus late charges of \$23.77 each month beginning 06/01/2001 payment plus prior accrued late charges of \$23.77; plus advances of \$48.00; 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: \$47,673.44 with interest thereon at the rate of 11.5 percent per annum beginning 05/01/2001 plus late charges of \$23.77 each month beginning 06/01/2001 until paid; plus prior accrued late charges of \$23.77; plus advances of \$48.00; 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.

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 the 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.

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from
LENNI M. KALER, JEROME A. FOSTER,
Grantor

to
FIRST AMERICAN TITLE INSURANCE COMPANY,
Trustee TS No. 012664973

For Additional Information:

Please Contact
FIRST AMERICAN TITLE INSURANCE
COMPANY
400 Countrywide Way, SV-35
Foreclosure Department
Simi Valley, CA 93065
(800) 669-6650

K26

The sale will be held at the hour of 10:00:00 AM, in accord with the standard of time established by ORS 187.110 on 01/31/2002, 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 ORS 86.753.

In constructing 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.

Teri L. Thompson
FIRST AMERICAN TITLE INSURANCE

**TERI L. THOMPSON
ASSISTANT SECRETARY**

COMPANY
STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA) ss.

This instrument was acknowledged before me on 9/17, 2001, by Teri L. Thompson
FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee.

Janice R. McIntire
Notary Public for _____
My commission expires: _____

(SEAL)



THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.

State of Oregon, County of Klamath
Recorded 09/18/01 at 3:11 p m.
In Vol. M01 Page 47429
Linda Smith,
County Clerk Fee\$ 26⁰⁰