

'01 OCT 18 PM 2:56

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AFTER RECORDING RETURN TO:
 Shapiro & Kreisman
 201 NE Park Plaza Drive, #150
 Vancouver, WA 98684
 01-14997

State of Oregon, County of Klamath
 Recorded 10/18/01 at 2:56 p. m.
 In Vol. M01 Page 53007
 Linda Smith,
 County Clerk Fee\$ 26.00

NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Rock E. Cosand and Melody Cosand, as grantor, to Amerititle, as trustee, in favor of South Valley State Bank, as beneficiary, dated September 10, 1996, recorded September 11, 1996, in the mortgage records of Klamath County, Oregon, in Microfilm Volume M96, at Page 28646, beneficial interest now held by Washington Mutual Home Loans, Inc., successor in interest by merger to Fleet Mortgage Corp., as covering the following described real property:

Lot 10, Block 13 of Tract 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS: 5523 Valleywood Drive, Klamath Falls, OR 97601

Kelly D. Sutherland, Successor Trustee hereby certifies that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said 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 the grantor or other person 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 grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$647.90, from July 1, 2001, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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:

\$63,887.53, together with interest thereon at the rate of 8.37500% per annum from June 1, 2001, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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

