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Vol MQ1 Page 56417

RECORDING REQUESTED BY

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WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION  
720 SEVENTH AVENUE, SUITE 400  
SEATTLE, WA, 98104

TRUSTEE'S SALE NO: 09-GP-26189  
LOAN NO: 8386 CONV  
FHA/VA/PMI NO: \_\_\_\_\_

----- SPACE ABOVE THIS LINE FOR RECORDER'S USE -----

NOTICE OF DEFAULT AND ELECTION TO SELL

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.

Reference is made to that certain trust deed made by: STEVEN A. SCHUMACHER, A MARRIED MAN AS HIS OLE AND SEPARATE PROPERTY, as grantor, to KLAMATH COUNTY TITLE, as trustee, in favor of GOODRICH AND PENNINGTON MORTGAGE FUND, INC., as beneficiary, dated November 10, 1997 recorded November 20, 1997, in the mortgage records of KLAMATH County, Oregon, in Book M97, Page 38182, covering the following described real property situated in said county and state, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The undersigned trustee, REGIONAL TRUSTEE SERVICES CORPORATION, hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situate; further, 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:

Payments:				
17	payments at \$	VARIOUS	each;	\$ 21,599.15
0	payments at \$		each;	\$
( 07-01-00	through 11-01-01	)		
Late Charges:				\$ 1,035.84
Accumulated late charges				\$ 971.10
Beneficiary Advances (with interest if applicable)				\$
				=====
TOTAL:				\$ 23,606.09

TOGETHER WITH ANY DEFAULT IN THE PAYMENT OF RECURRING OBLIGATIONS AS THEY BECOME DUE.

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:

UNPAID PRINCIPAL BALANCE OF \$106,757.61, AS OF 08-01-00, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 14.250% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

Notice hereby is given that the beneficiary and current trustee, REGIONAL TRUSTEE SERVICES CORPORATION, by reason of said default, have elected and do hereby elect to foreclose 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 cash the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 11:00 A.M. in accord with the standard of time established by ORS 187.110 on March 18, 2002, at the following place: KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of Oregon, which is the hour, date and place last set for said sale.

Other than as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS      NATURE OF RIGHT, LIEN OR INTEREST

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 any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and 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 masculine gender includes the feminine and the neuter, 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.

DATED: November 1, 2001

REGIONAL TRUSTEE SERVICES CORPORATION  
Successor Trustee

BY

  
CHRIS REBHUN, VICE PRESIDENT

Sale Information: [www.rtrustee.com](http://www.rtrustee.com)

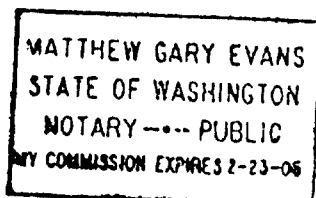
Sale Line: (425)227-7051

STATE OF Washington      }

} ss.

COUNTY OF KING      }

The foregoing instrument was acknowledged before me November 1, 2001, by CHRIS REBHUN, VICE PRESIDENT of REGIONAL TRUSTEE SERVICES CORPORATION, A Washington Corporation, on behalf of the corporation.



  
Notary Public for Washington

My commission expires: 2/23/2005

MATTHEW GARY EVANS

EXHIBIT "A"  
EXHIBIT FOR LEGAL DESCRIPTION

A parcel of land situated in the SW $\frac{1}{4}$  of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence South 09°28'54" East along the Southerly line of said Section 36, 254.05 feet to the Westerly line of that certain parcel described in Deed Volume M74 page 13205, being the official Klamath County Records; thence North 00°34'19" East along the Westerly line of said parcel described in Deed Volume M74 page 13205, 202.25 feet to the Northwest corner of that parcel described in Deed Volume M74 page 13205; thence South 89°25'41" East along the Northerly line of said parcel described in Deed Volume M74 page 13205, 546.69 feet to the Southwest corner of that certain parcel described in Deed Volume M77 page 17497 being the official Klamath County Records; thence North 00°34'19" East along the Westerly line of said parcel described in Deed Volume M77 page 17497, 295.00 feet to the Northwest corner of said parcel described in Deed Volume M77 page 17497, thence South 89°25'41" East along the Northerly line of said parcel described in Deed Volume M77 page 17495, 520.10 feet to the Easterly line of the SW $\frac{1}{4}$  of said Section 36; thence North 00°19'29" East along the Easterly line of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 36, 823.43 feet to the Northeast corner of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , thence North 89°34'19" West along the Northerly line of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , 1332.27 feet to the Northwest corner of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence South 00°16'06" West along the Westerly line of said Section 36, 1317.59 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 11/05/01 10:37a. m.  
In Vol. M01 Page 56417  
Linda Smith,  
County Clerk Fee\$ 2.00