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KS 8547

NOTICE OF DEFAULT, ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

The successor trustee under the terms of the trust deed described below, at the direction of the beneficiary, hereby elects to sell the property described in the trust deed to satisfy the obligations secured thereby, which the beneficiary has declared due. Pursuant to ORS 86.745, the following information is provided:

- 1. PARTIES: Grantor: MARK T. and BECKIE L. ANGULO; Trustee: Aspen Title & Escrow Company ; Successor Trustee: E. AL LUSHENKO; Beneficiary: KEYBANK NATIONAL ASSOCIATION.
- 2. DESCRIPTION OF PROPERTY: See Exhibit A attached hereto; more commonly known as 11522 Red Wing Loop, Keno, Oregon 97627.
- 3. RECORDING DATA: Trust deed dated September 26, 2000; recorded September 27, 2000; Vol. M00; Page 352, Klamath County, Oregon Records.
- 4. DEFAULT FOR WHICH THE FORECLOSURE IS MADE: Beneficiary seeks to foreclose the trust deed for failure to pay the following sums: Delinquent monthly payments in the amount of \$1,129.86 from October 9, 2001, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assign

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5. SUM OWING ON THE OBLIGATION SECURED BY THE TRUST DEED:

Principal	\$ 107,418.09
Interest at 11.24% per annum to and including 3-20-02	5,083.27
Late charges as of 3-20-02	360.00
E. Al Lushenko, Attorney	1,500.00
First American Title	480.00
Reconveyance fees	50.00
TOTAL SUM OWING plus other expenses, interest and charges accrued as of 3-20-02	\$ 114,891.36

6. ELECTION TO SELL: The successor trustee hereby elects to sell the property to satisfy the obligations secured by the trust deed. This Notice of Default, Election to Sell and Notice of Sale has been recorded in the official records of Klamath County at Vol. _____, Page _____, on _____, 2002, as reflected on the copy of this document which has been entered in the records of Klamath County for purposes of notice of default and election to sell.

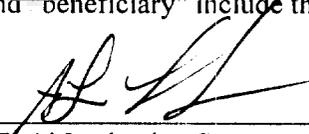
7. DATE, TIME AND PLACE OF SALE: **Monday, October 7, 2002; 2:00 p.m.**, Pacific Time, as established by ORS 187.110; Front Door of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601.

8. SALE OF PROPERTY: The successor trustee will sell at oral public auction to the highest bidder for cash, paid on the date of sale, the interest which the grantor had or had power to convey at the time of execution of the deed of trust, together with any interest of the grantor or successors in interest acquired after execution of the deed of trust, to satisfy the sum owing on the obligation plus the expenses of sale and trustee and attorney fees.

9. REINSTATEMENT: Pursuant to ORS 86.753, the grantor, the grantor's successor in interest to all or any part of the trust property, any beneficiary under a subordinate trust deed, or any person having any subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to 5 days before the date set by the trustee for the trustee's sale. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. Any other default of the trust deed obligation that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, and in addition to paying the sums or tendering the performance necessary to cure the default, the person affecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation and trust deed, together with the costs and expenses actually incurred in enforcing the terms of the obligation, plus trustee and attorney fees as prescribed in ORS 86.753. Upon such payment, the proceedings shall be dismissed and the trust deed reinstated.

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, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

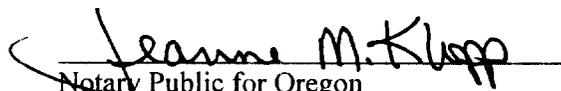
DATED this 24 day of April, 2002.


E. Al Lushenko, Successor Trustee

STATE OF OREGON)
County of Lane)

Signed or attested before me on April 24, 2002, by E. Al Lushenko, Successor Trustee.




Notary Public for Oregon

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

Re: TRUST DEED FROM
MARK T. and BECKIE L. ANGULO, Grantor;
E. AL LUSHENKO, Successor Trustee;
KEYBANK NATIONAL ASSOCIATION, Beneficiary

State of Oregon, County of Klamath
Recorded 04/29/2002 10:51 a.m.
Vol M02, Pg 24927-28
Linda Smith, County Clerk
Fcc \$ 26⁰⁰ # of Pgs 2

AFTER RECORDING RETURN TO:
E. AL LUSHENKO
GAYDOS, CHURNSIDE & BALTHROP, P.C.
440 East Broadway, Suite 300
Eugene, OR 97401

K26

A PORTION OF LOTS 15 AND 16, BLOCK 30, FIFTH ADDITION TO KLAMATH RIVER ACRES IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS DEFINED BY LOT LINE ADJUSTMENT 2-92, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE EASTERLY LINE OF LOTS 15 SOUTH 00 DEGREES 05'24" WEST 108.00 FEET; THENCE SOUTH 75 DEGREES 53'56" WEST 179.48 FEET TO A POINT ON THE WESTERLY LINE OF LOT 16; THENCE NORTH 00 DEGREES 05'24" EAST 152.00 FEET TO THE NORTHWEST CORNER OF LOT 15; THENCE SOUTH 89 DEGREES 54'36" EAST 174.00 FEET TO THE POINT OF BEGINNING.

Unofficial Copy

Exhibit A