

OK

INTL 56884

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Reference is made to that certain trust deed made by Jody E. Bianchi and Kelly L. Dohn

Eugene Escrow Service, Inc. _____, as grantor, to
in favor of Bennie J. Schultz and Jean Schultz, Trustees of the Schultz Living Trust, as trustee,
dated November 16 _____, 19 92, recorded January 12 _____, 19 93, in the mortgage records of
Klamath _____ County, Oregon, in book/reel/ volume No. M93 _____ at page 854 _____, or as
led/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

PARCEL 1:

Lot 2, Block 1 of River West, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to easements and rights of way of record and those apparent on the land, if any; building set-back lines and utility easements as shown on the plat of River West.

PARCEL 2:

The West 220 feet of the East 440 feet of the North 100 feet of the NW Quarter of the SE Quarter of Section 25, T24, South, Range 8 East of the Willamette Meridian, according to the records of Klamath County, Oregon.

Reserving the West twenty feet for utility lines and road purposes.

The undersigned 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: all current and past due payments and late charges due and payable as of June 10, 2002 in the amount of \$709.70, plus additional future payments and late charges incurred after June 10, 2002; plus costs, trustees fees, attorneys fees, taxes, and accruing interest incurred herein by reason of said default; and any further sums advanced by beneficiary for the protection of the above-described real property and their 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: principal amount of \$13,625.49, together with interest thereon at the rate of 10% per annum beginning June 11, 2002, plus accrued interest and late fees incurred as of June 10, 2002 in the sum of \$709.70 until paid; together with costs, trustees fees, attorneys fees, taxes, and accruing late charges and interest incurred herein by reason of said default; and any further sums advanced by beneficiary for the protection of the above-described real property and their interest therein; plus any real property taxes or liens incurred.

Notice hereby is given that the beneficiary and trustee, 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 o'clock, A. M., in accord with the standard of time established by ORS 187.110 on October 31, 2002 /10/11/, at the following place: Front lobby of the Klamath Co. 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 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

Cascade Coast, Inc.
Attn: Rantik Parikh, President
102-104 Greylock Avenue
Belleville, NJ 07109

Successor Grantor in said Trust Deed

Cascade Coast, Inc.
Attn: Victor Bianchi, Registered Agent
5 Foxglove Lane
Garrison, NY 10524

Successor Grantor in said Trust Deed

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.

GLEAVES SWEARINGEN POTTER & SCOTT LLP

By: Douglas R. Schultz
Douglas R. Schultz, Successor Trustee

Trustee Beneficiary (State which)

DATED: June 18, 2002, ~~xxx~~

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Lane } ss.

The foregoing instrument was acknowledged before
me this June 18, 2002, ~~xxx~~, by
Douglas R. Schultz

Kirsten Schermerhorn
Notary Public for Oregon

(SEAL)

My commission expires: 2-23-06

(ORS 194.570)

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Jody E. Bianchi & Kelly Dohn
Grantor

To
Eugene Escrow Service, Inc.
Trustee

AFTER RECORDING RETURN TO

Douglas R. Schultz
PO Box 1147
Eugene, OR 97440



SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
was received for record on the
____ day of _____, 19____.

State of Oregon, County of Klamath
Recorded 06/19/2002 3:12 pm.
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Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2