

'02 OCT 23 PM 12:01

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After recording, return to:

Jim N. Slothower  
Attorney at Law  
P.O. Box 351  
Bend, OR 97709

State of Oregon, County of Klamath  
Recorded 10/23/2002 12:01 p. m.  
Vol M02, Pg 60407-08  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

*K59416*

**NOTICE OF DEFAULT  
AND ELECTION TO SELL**

Reference is made to that certain trust deed made by LINDA KOKEL, as grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as trustee, in favor of NYLE V. TRIBBLE and RUTH E. TRIBBLE, Trustee of the Nyle V. Tribble and Ruth E. Tribble Family Trust dated September 22, 1990, as beneficiaries, dated June 21, 1999, and recorded on June 24, 1999, in Volume No. M99, Page No. 24806 of the Klamath County Official Records, covering the following described real property situated in the above-mentioned county and state, to-wit:

The S1/2 S1/2 NE1/4 NE 1/4 of Section 33, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the East 30 feet, containing 10 acres, more or less.

The default for which the foreclosure is made is: (1) failure to make eight monthly payments of \$200.00 through the payment that became due on October 10, 2002; (2) failure to pay 2001-02 real property taxes; and, (3) allowing a judgment lien to be placed against the property.

The sum owing on the obligation secured by the trust deed is \$6,970.87, plus interest at the rate of 8% per annum from May 10, 2002, until paid, plus accrued late charges, title expenses, costs, trustee's 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 by reason of the default, beneficiary and trustee hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.795, and to cause to be sold at public auction to the highest bidder for case the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor 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 trustee's and attorney's fees.

The sale will be held on March 18, 2003, at the hour of 10:15 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the following place: front entrance to Klamath County Courthouse, 316 Main Street, City of Klamath Falls, County of Klamath, State of Oregon.

*K26*

Notice is further give 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 of the entire amount then due, together with costs, trustee's and attorney's fees, and by curing any other default described in this Notice of Default.

DATED: October 18, 2002.

Jim N. Slothower  
Jim N. Slothower, Successor Trustee

STATE OF OREGON        )  
                                  ) ss  
County of Deschutes    )

This instrument was acknowledged before me on October 18, 2002, by Jim N. Slothower.

Katherine A Sweeney  
Notary Public  
My Commission expires: 1/26/04

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