'02 DEC 23 PM 3:54

AFTER RECORDING RETURN TO:
Hershner, Hunter, Andrews,
Neill & Smith, LLP
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

Vol M02 Page 75189
74667
State of Oregon, County of Klama
Recorded 12/23/2002 3:54 P
Vol M02, Pg 75189
Linda Smith, County Clerk
Fee $ 21.00 # of Pgs 1

K59855

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL UNDER TERMS OF TRUST DEED

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor:	MARNIE M. WHITING
Trustee:	AMERITITLE
Successor Trustee:	MICHAEL C. AROLA
Beneficiary:	OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, assignee of Security Bank

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

Condominium Unit No. 10633 in Tract 1365, FALCON HEIGHTS CONDOMINIUMS, STAGE 2, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: July 17, 2001
Volume M01, Page 34999
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of $491.00 each, due the first of each month, for the months of August through December 2002; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of $66,590.58 plus interest at the rate of 6.25% per annum from July 1, 2002; plus late charges of $111.50; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed.

7. TIME OF SALE.

Date: May 8, 2003
Time: 11:00 a.m. as established by ORS 187.110
Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

DATED: December 19, 2002.

Michael C. Arola
Michael C. Arola, Successor Trustee

STATE OF OREGON)
) ss.
COUNTY OF LANE)

The foregoing instrument was acknowledged before me on December 19, 2002, by MICHAEL C. AROLA.

OFFICIAL SEAL
CAROL B MART
NOTARY PUBLIC-OREGON
COMMISSION NO. 328154
MY COMMISSION EXPIRES NOV. 23, 2003

Carol B Mart
Notary Public for Oregon
My Commission Expires: 11-23-03

Unofficial Copy