

03 FEB 24 AM 10:59

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION
720 Seventh Avenue, Suite 100
Seattle, WA 98104

State of Oregon, County of Klamath
Recorded 02/24/2003 10:59 a m.
Vol M03 Pg 10814-16
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

Trustee's Sale No: 09-FW-32230



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 Deed of Trust made by, GOLDEN ROSE LEASING, INC., A NEVADA CORPORATION, as grantor, to AMERITITLE, as Trustee, in favor of FRED A. WALLACE AND PATRICIA A. WALLACE WITH RIGHTS OF SURVIVORSHIP, as beneficiary, dated 3/29/2002, recorded 4/25/2002 in Volume M02, page 24372, of Deeds of Trust, under Instrument No. , records of KLAMATH County, covering the following described real property situated in KLAMATH County, OREGON, to-wit:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

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 the 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:

	Amount due as of February 19, 2003
Delinquent Payments from September 01, 2002 6 payments at \$ 1,319.76 each (09-01-02 through 02-19-03)	\$ 7,918.56
Late Charges:	\$ 395.94
Beneficiary Advances:	\$ 0.00
	=====
TOTAL:	\$ 8,314.50

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 \$84,339.99, PLUS interest thereon at 14.000% per annum from 8/8/2002, until paid, together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the 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

31 X

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 AM, in accord with the standard of time established by ORS 187.110 on June 30, 2003, 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:


NONE

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 provide 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: February 19, 2003

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee




By _____
NANCI LAMBERT, AUTHORIZED AGENT
Sale Information: <http://www.rtrustee.com>

STATE OF WASHINGTON }
 } ss.
COUNTY OF KING }

The foregoing instrument was acknowledged before me February 19, 2003, by NANCI LAMBERT, AUTHORIZED AGENT of REGIONAL TRUSTEE SERVICES CORPORATION, a WASHINGTON Corporation, on behalf of the corporation.

BELDINA OTIENO
STATE OF WASHINGTON
NOTARY----PUBLIC
MY COMMISSION EXPIRES 9-16-03



Notary Public for WASHINGTON
My commission expires: 09/16/03

Exhibit A

09-FW-32230

PARCEL 1:

A parcel of land situate in portions of Government Lots 2, 3 and 4 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the meander corner common to Sections 27 and 34 and running South 15° 58' 10" East 174.6 feet to the Southeasterly right of way line of Highway 97; thence along said right of way line, South 32° 22' 00" West 1,641.36 feet to the point of beginning; thence leaving the right of way line, South 57° 38' 00" East 931.63 feet to the 1858 meander line; thence along said meander line South 05° 38' 20" West 1,046.00 feet; thence North 71° 41' 00" West 429.9 feet; thence South 85° 27' 40" West 266.65 feet; thence South 44° 06' 10" West 291.8 feet; thence leaving the meander line, North 62° 18' 20" West 413.79 feet; thence North 32° 22' 00" East 44.23 feet; thence North 30° 34' 50" East 1,284.01 feet; thence North 57° 38' 00" West 260.00 feet to the Southeasterly right of way line of Highway 97; thence North 32° 22' 00" East 190.59 feet to the point of beginning.

PARCEL 2:

A parcel of land situate in portions of Government Lots 3 and 4 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the meander corner common to Sections 27 and 34 and running South 15° 58' 10" East 174.6 feet to the Southeastern right of way line of Highway 97; thence along said right of way line, South 32° 22' 00" West 3,184.09 feet to the point of beginning; thence leaving the right of way line, South 62° 18' 20" East 714.81 feet to the 1858 meander line; thence South 44° 06' 10" West 381.02 feet; thence South 60° 32' 35" West 469.70 feet; thence South 05° 08' 55" West 32.76 feet; thence leaving the meander line, North 57° 38' 00" West 428.14 feet to the Southeasterly right of way line of Highway 97; thence along said right of way line, North 32° 22' 00" East 757.99 feet to the point of beginning.