

03 FEB 28 PM 2:00

Aspen 56596

Vol M03 Page 12418
State of Oregon, County of Klamath
Recorded 02/28/2003 2:00 p m.
Vol M03 Pg 12418-21
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

After recording return to:
BISHOP, LYNCH & WHITE, P.S.
720 Olive Way, #1301
Seattle, WA 98101-1801
Attn:

Ref: Nowning, 230-X1358.01

NOTICE: UNLESS YOU DISPUTE THE VALIDITY OF THE DEBT OR ANY PORTION THEREOF WITHIN 30 DAYS AFTER RECEIPT OF THIS DOCUMENT, THIS OFFICE WILL ASSUME THE DEBT TO BE VALID. IF YOU NOTIFY THIS OFFICE IN WRITING WITHIN THE 30-DAY PERIOD THAT THE DEBT OR ANY PORTION THEREOF IS DISPUTED, VERIFICATION OF THE DEBT WILL BE OBTAINED AND WILL BE MAILED TO YOU. UPON WRITTEN REQUEST WITHIN 30 DAYS, THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM THE CURRENT CREDITOR, WILL BE PROVIDED.

NOTICE: WE ARE ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR PURPOSES OF DEBT COLLECTING.

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Mark L. Nowning and Barbara M. Nowning an estate in fee simple as tenants by the entirety, as grantor, to First American Title, as trustee, in favor of Household Finance Corporation II, as beneficiary, dated October 19, 1999, recorded October 22, 1999, in the mortgage records of Klamath County, Oregon, in Volume M99, Page 42189, covering the following described real property situated in said county and state, to-wit:

See Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference.

Commonly known as: 207 Nevada Street, Klamath Falls, OR 97601

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 provision therein which authorizes 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:

1.

Monthly Payments:

Delinquent monthly payments from July 19, 2002 through February 19, 2003

8	Payment(s) at	\$608.68	\$4,869.44
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TOTAL MONTHLY PAYMENTS AND LATE CHARGES

\$4,869.44

2. Delinquent Real Property Taxes, if any.

36A

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:

Unpaid balance as of February 24, 2003 is \$60,830.45. Interest, late charges and advances for the protection and preservaton of the property accrue after the date of this notice.

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 grantor of the trust deed, together with any interest the grantor or grantor's 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.

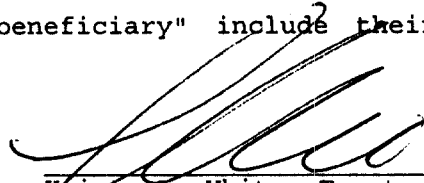
Said sale will be held at the hour of 11:00 o'clock a.m. , in accord with the standard of time established by ORS 187.110 on July 2, 2003, at the following place: at the front entrance to the County Courthouse, located at 316 Main Street, Klamath Falls , County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

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), paying all advances authorized under the deed of trust, including all costs and expenses incurred in enforcing the obligation and trust deed, 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 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" include² their respective successors in interest, if any.

DATED: February 24, 2003


 Krista L. White, Trustee

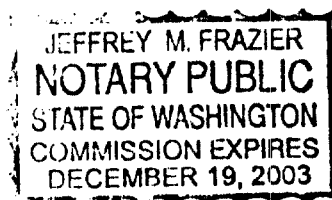
STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this 24th day of February, 2003, personally appeared KRISTA L. WHITE, who acknowledged that she signed the within foregoing instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.


 PRINTED NAME: JEFFREY M. FRAZIER

Notary Public for Washington
 My commission expires: 12-19-03

For Information Call:
 Bishop, Lynch & White, P.S.
 720 Olive Way, Suite 1301
 Seattle, WA 98101
 (206) 622-7527
 Ref: 230-X1358
 FORBASE\OREGON\NOD.FRM REV 2/24/03



"ExhibitA"

12421

That portion of Lot 1, Block 49, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of said Lot 1, being the corner of Kiln Street and Nevada Avenue; thence Westerly along the Northerly line of Nevada Avenue 62.69 feet, more or less, to the Southwest corner of said Lot 1; thence Northerly along the Westerly line of said Lot, 140 feet; thence Easterly 90 feet, more or less, to the corner of Soquel and Kiln Street; thence Southerly along the Westerly line of Kiln Street to the point of beginning.