

03 MAY 23 AM 11:07

MT- 61021

Vol M03 Page 35057

After recording, return to:

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

State of Oregon, County of Klamath  
Recorded 05/23/2003 11:07 A.m.  
Vol M03 Pg 35057-58  
Linda Smith, County Clerk  
Fee \$ 26 # of Pgs 2

### NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by RODY S. OUEIS and KIMBERLY OUEIS, husband and wife, as grantor, to AMERITITLE, as trustee, in favor of HOME ADVANTAGE SERVICES, LLC, as beneficiary, dated December 30, 1998, recorded January 21, 1999, in the Microfilm Records of Klamath County, Oregon, in Book No. M99 at page 2080, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lot 3 in Block 6 of Tract 1119, LEISURE WOODS, UNIT 2,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon

The default for which the foreclosure is made are: (1) the failure to pay monthly payments of \$288.96 from August 10, 2002; (2) failure to pay the real property taxes for 2002-03; and (3) allowing a lien to be placed against the property.

The sum owing on the obligation secured by the trust deed is \$28,167.86, plus interest at the rate of 9.9% per annum from August 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.

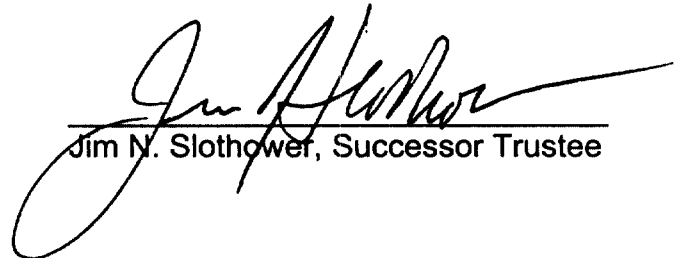
The sale will be held on October 28, 2003, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at the following place: front entrance to Klamath County Courthouse, 316 Main Street, City of Klamath Falls, County of Klamath, State of Oregon.

26.00  
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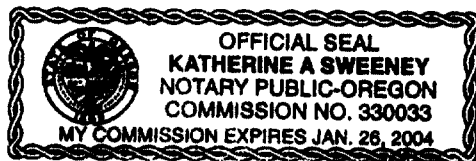
Notice is further give that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees, and by curing any other default described in this Notice of Default.

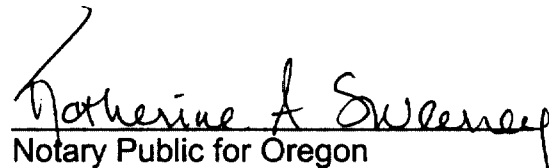
DATED: May 22, 2003

  
Jim N. Slothower, Successor Trustee

STATE OF OREGON       )  
                                  ) ss.  
County of Deschutes    )

This instrument was acknowledged before me on May 22, 2003, by Jim N. Slothower.



  
Katherine A. Sweeney  
Notary Public for Oregon

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