

03 AUG 20 PM 2:53

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ASPEN 57730
**NOTICE OF DEFAULT
AND ELECTION TO SELL**

RE: Trust Deed from MARTHA E PIGEON
Grantor

To FIDELITY NATIONAL TITLE INSURANCE
COMPANY Successor Trustee

After recording return to(name, address, zip):
Town & Country Title Services
505 City Parkway West, Suite 200
Orange, California 92868

FIDELITY NATIONAL TITLE - NDS

3410241

TS No: T03-12967

**SPACE RESERVED
FOR
RECORDER'S USE**

State of Oregon, County of Klamath
Recorded 08/20/2003 2:53 p. m
Vol M03 Pg 60967-69
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 3

Loan No: 0004666202

Reference is made to that certain trust deed made by MARTHA E PIGEON as grantor, to FIDELITY NATIONAL TITLE INSURANCE COMPANY as successor trustee, in favor of AMERIQUEST MORTGAGE COMPANY, as beneficiary, dated 2/17/1998, recorded 2/23/1998, in the Records of Klamath County, Oregon, in book M98 at page 5865, and/or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in the above-mentioned county and state, to wit:

APN: 3909-11CA-100

LOT 39 OF PERRY'S ADDITION TO LLOYD'S TRACTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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 records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the 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 grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums:

Delinquent Payments	FROM	THRU	NO. PMT	RATE	AMOUNT	TOTAL
	4/1/2003		5	10.25	\$1,087.61	\$5,438.05
Total Late Charges:						\$173.84
Beneficiary Advances						\$86.40
LATE CHARGES PRIOR TO 4/1/03						\$25.00
NSF BALANCE						
						\$5,723.29
						TOTAL FORECLOSURE COST: \$1,703.37
						TOTAL REQUIRED TO REINSTATE: \$7,426.66

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By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

INSTALLMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE On 4/1/2003 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE.

Notice hereby is given that the beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the 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 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 the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The Sale will be held at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110 on 12/24/2003, at the following place: **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OREGON**

County of Klamath, State of Oregon, which is the hour, date and place last set for sale.

Other than as shown of record, neither the beneficiary nor the 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 grantor or of any lessee or other person in possession of or occupying the property, except:

Name and Last Known Address

Nature of Right, Lien or Interest

MARTHA E. PIGEON

3831 HOPE STREET

KLAMATH FALLS, OR 97603

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 the 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 fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated August 15, 2003

**FIDELITY NATIONAL TITLE INSURANCE
COMPANY BY Town & Country Title Services AS
AGENT TO THE TRUSTEE**


Randy Bierlein, Trustee Technician

STATE OF California, County of Orange

This instrument was acknowledged before me on August 15, 2003 by DANA A ROSAS

Dana A Rosas
DANA A ROSAS, Notary Public

