

After recording, return to:

Vol M03 Page 78904

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

State of Oregon, County of Klamath  
Recorded 10/24/03 8:20 a m  
Vol M03 Pg 78904-05  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

'03 OCT 24 AM 8:20

### NOTICE OF DEFAULT AND ELECTION TO SELL

Pursuant to ORS 86.705-795, the undersigned Trustee and the Beneficiary have elected to foreclose the following described Trust Deed in the manner provided by said statute.

1. A. Grantor: Edward Hodge  
B. Trustee: Aspen Title & Escrow, Inc.  
C. Beneficiary: Ronald A. McCulley and Tillie W. McCulley
2. The legal description of the property covered by the subject Trust Deed is:

Lots 27 and 28, Block 7, DOTEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No.  
3908-031CC-01600

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M94      Page: 27595      Date Recorded: September 2, 1994

3. The default for which the foreclosure is made is the Grantor's failure to make the entire balloon payment in the sum of \$1,200 that was due on September 1, 2003. To date, Grantor has paid \$400 of said \$1,200 that was due and owing on September 1, 2003. Another default for which the foreclosure is made is Grantor's failure to pay real property taxes for the years 2000-2001, 2001-2002, 2002-2003, and 2003-2004.

4. The amount owing on the obligation secured by the subject Trust Deed as of October 22, 2003 is \$36,198.40, plus interest at the note rate of 10.0% per annum from October 7, 2003, until paid in full, and real property taxes and assessments for the tax

years 2000-2001, 2001-2002, 2002-2003, and 2003-2004 in the total sum of \$2,223.55, plus interest thereon from November 17, 2003, which are due and payable by the Grantor as provided in said Trust Deed.

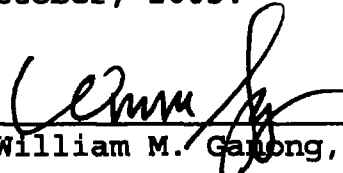
5. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

6. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 10th day of March, 2004, at the front entrance to the office of William M. Ganong at 514 Walnut Avenue, Klamath Falls, Oregon.

7. Pursuant to ORS 86.753, the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and attorney's fees specified in the said statute.

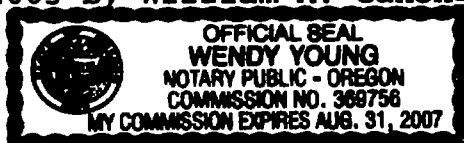
In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.


Dated this 22<sup>nd</sup> day of October, 2003.

  
 William M. Ganong,  
 Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 22, 2003 by William M. Ganong as Trustee.



  
 Notary Public for Oregon  
 My commission expires: 8-31-2007