

NJC - 63297

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AFTER RECORDING RETURN TO:
 Hershner, Hunter, Andrews,
 Neill & Smith, LLP
 Attn: Carol B. Mart
 P.O. Box 1475
 Eugene, OR 97440
 (TS #30057.30038)

State of Oregon, County of Klamath
 Recorded 11/13/03 3:28 pm
 Vol M03 Pg 84152-84153
 Linda Smith, County Clerk
 Fee \$ 216.00 # of Pgs 2

**TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
 UNDER TERMS OF TRUST DEED**

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. **PARTIES:**

Grantor:	MICHAEL J. MILLER and TRACEY V. MILLER
Trustee:	AMERITITLE
Successor Trustee:	NANCY K. CARY
Beneficiary:	OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, assignee of Security Bank

2. **DESCRIPTION OF PROPERTY:** The real property is described as follows:

The East one-half of Tract 48 and 49, YALTA GARDENS, according to the official plat thereof in the office of the County Clerk of Klamath County, Oregon.

3. **RECORDING.** The Trust Deed was recorded as follows:

Date Recorded: July 7, 2000
 Volume M00, Page 24820
 Official Records of Klamath County, Oregon

4. **DEFAULT.** The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$664.00 each, due the first of each month, for the months of July through November 2003; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. **AMOUNT DUE.** The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$76,653.97 plus interest at the rate of 7.5% per annum from June 1, 2003; plus late charges of \$88.24; plus advances and foreclosure attorney fees and costs.

6. **ELECTION TO SELL.** The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed.

7. **TIME OF SALE.**

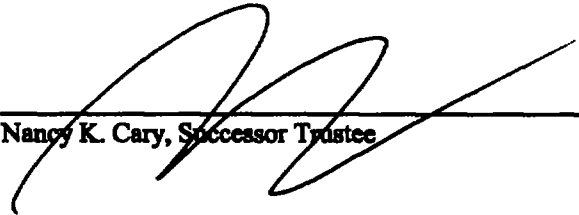
Date: March 25, 2004
 Time: 11:00 a.m. as established by ORS 187.110
 Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

26.10 am

8. **RIGHT TO REINSTATE.** Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

DATED: November 12, 2003.

STATE OF OREGON)
) ss.
COUNTY OF LANE)



Nancy K. Cary, Successor Trustee

The foregoing instrument was acknowledged before me on November 12, 2003, by NANCY K. CARY.



Notary Public for Oregon
My Commission Expires: 11-23-03

