

04 MAR 25 PM 3:34

WTC-64465

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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 #21669.30045)

State of Oregon, County of Klamath

Recorded 03/25/2004 3:34 p m

Vol M04 Pg 16770-16772

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

**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:	SHIRLEY L. COMPTON
Trustee:	WILLIAM L. SISEMORE
Successor Trustee:	NANCY K. CARY
Beneficiary:	STERLING SAVINGS BANK, successor to Klamath First Federal Savings and Loan Association

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

As described on the attached Exhibit A.

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

Date Recorded: April 2, 1998  
Volume M-98, Page 10820  
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 \$603.00 each, due the first of each month, for the months of December 2003 through March 2004; 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 \$61,384.97 plus interest at the rate of 7.125% per annum from November 1, 2003; plus late charges of \$66.30; 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: August 5, 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

3/10 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: March 23, 2004.

STATE OF OREGON    )  
                              ) ss.  
COUNTY OF LANE    )

\_\_\_\_\_  
Nancy K. Cary, Successor Trustee

The foregoing instrument was acknowledged before me on March 23, 2004, by NANCY K. CARY.

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 11-23-07



## EXHIBIT "A"

Lot 9, Block 1, Tract No. 1031, SHADOW HILLS SUBDIVISION - 1,  
in the County of Klamath, State of Oregon. SAVING AND  
EXCEPTING the following described parcel:

Beginning at the Southeast corner of said Lot 9; thence North  
08 degrees 54' 14" East, along the East line of said Lot 9,  
94.13 feet to the Northwest corner of Lot 14 of said Block 1;  
thence North 73 degrees 56' 00" West 6.50 feet; thence South 30  
degrees 20' 13" West 33.03 feet; thence South 19 degrees 49'  
00" West 34.50 feet; thence South 08 degrees 16' 08" West 31.55  
feet to a point on the South line of said Lot 9; thence along  
the arc of a curve to the right (radius point bears South 03  
degrees 14' 02" West 250.00 feet and central angle equals 05  
degrees 40' 12") 24.74 feet to the point of beginning, with  
bearings based on said "Tract No. 1031 Shadow Hills -1",

CODE 63 MAP 3809-35CB TL 1300