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Vol M04 Page 21349

State of Oregon, County of Klamath
Recorded 04/13/2004 1:53 pm
Vol M04 Pg 21349-50
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

AFTER RECORDING RETURN TO:

Keith Y. Boyd o/c
88 East Broadway
Eugene, Oregon 97401

TRUSTEE'S NOTICE OF DEFAULT & ELECTION TO SELL

Reference is made to that certain trust deed made by Wendy Howell as grantor, to Amerititle, as trustee, in favor of High Desert Land, LLC, as beneficiary, dated July 10, 1997, recorded July 10, 1997, in the mortgage records of Klamath County, Oregon, in book/reel/volume no. M97-21675 Reel No. at page 21675, or as fee no., covering the following described real property situated in said county and state, to wit:

Lot 33, Block 15, Klamath Forest Estates

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

Failure to make monthly payments of \$72.24 per month for the months of August, 1997, and thereafter; and the failure to pay real property taxes for every year from November 15, 1997.

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

\$5,500, plus interest at the rate of 12% per year from July 10, 1997 to April 15, 2004, in the sum of \$4450.03, plus costs and attorneys fees.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said 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 said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said 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.

Said sale will be held at the hour of 10:00 o'clock, a. m., in accord with the standard of time established by ORS 187.110 on August 10, 2004, at the following place: Front steps of the Klamath County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

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

20CA

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

Wendy Howell
PO Box 308
Malden, WA 99149-0308

Owner

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 said 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 the trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, 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 person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 6th day of April, 2004.

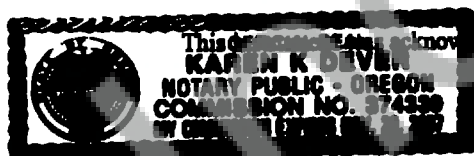


Keith Y. Boyd
Successor Trustee

STATE OF OREGON)

) ss.

County of Lane)



This document was acknowledged before me on April 6, 2004, by Keith Y. Boyd.



Notary Public for Oregon
My commission expires: 11/20/07

STATE OF OREGON,)

County of _____)

I certify that the within instrument was received for recording on the _____ day of _____ 2004, at _____ o'clock ____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____.
Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Name

By _____, Deputy

Title
Deputy