

04 OCT 22 AM 11:08

MTC-65750

Vol M04 Page 72090

AFTER RECORDING RETURN TO:  
Hershner Hunter, LLP  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440

State of Oregon, County of Klamath  
Recorded 10/22/2004 11:08 a m  
Vol M04 Pg 72090-92  
Linda Smith, County Clerk  
Fee \$ 3<sup>00</sup> # 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: JEANNETTE E. COOPER  
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: September 28, 1994  
Volume M94, Page 30491  
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 \$371.09 each, due the 5th of each month, for the months of July through October 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 \$24,724.53 plus interest at the rate of 8.375% per annum from June 5, 2004; plus late charges of \$35.85; 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.

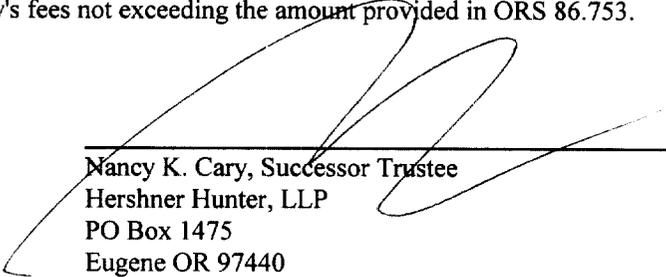
7. TIME OF SALE.

Date: March 3, 2005  
Time: 11:00 a.m. as established by ORS 187.110  
Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

3/00  
am

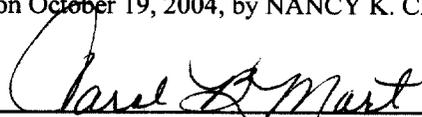
8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due, other than such portion of the principal 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: October 19, 2004.

  
\_\_\_\_\_  
Nancy K. Cary, Successor Trustee  
Hershner Hunter, LLP  
PO Box 1475  
Eugene OR 97440

STATE OF OREGON    )  
                                  ) ss.  
COUNTY OF LANE    )

The foregoing instrument was acknowledged before me on October 19, 2004, by NANCY K. CARY.

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

(TS #21669.30057)  
Telephone: (541) 686-0344



**72092**

That part of the SE1/4 of NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the South boundary line of the SE1/4 NW1/4 at a point 330 feet East of the Southwest corner of said SE1/4 of NW1/4; thence North and parallel with the East line of said SE1/4 of NW1/4 920feet to the true point of beginning for this description; thence from said point of beginning East and parallel with the North line of said SE1/4 NW1/4, 165 feet; thence South and parallel with the West line of SE1/4 of NW1/4, 80 feet; thence West and parallel with the North line of said SE1/4 of NW1/4, 165 feet; thence North and parallel with the West line of said SE1/4 of NW1/4, 80 feet to the point of beginning.

EXCEPTING THEREFROM, that portion along the East line of said premises lying within the boundaries of Hope Street and irrigation ditch.

Tax Account No: 3909-002BD-06400-000

Key No: 517747

**EXHIBIT A**