

05 JUN 10 PM 3:28

# **NOTICE OF DEFAULT AND ELECTION TO SELL**

RE: Trust Deed from

**Jeffrey W. Hampson  
Andrea S. Hampson  
Grantor**

To.

**Nancy L. Peterson  
Trustee.**

After recording return to:

**Laura J. Walker  
Cable Huston Benedict et al  
1001 SW Fifth Avenue #2000  
Portland Oregon, 97204**

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State of Oregon, County of Klamath

Recorded 06/10/05 3:28 p m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## **SPACE RESERVED FOR RECORDER'S USE**

Reference is made to that certain trust deed made by Jeffrey W. Hampson and Andrea S. Hampson as grantor, to Nancy L. Peterson as trustee, in favor of Green Tree Financial Servicing Corporation as beneficiary, dated December 3, 1996 recorded on December 5, 1998 as M96, page 38046, Microfilm Records of Klamath County, Oregon, covering the following described real property situated in the above-mentioned county and state, to wit:

**Parcel 2 of Land Partition 12-94 situated in the SE ¼ SW ¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

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 Records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed except as permitted by ORS 86.735(4).

There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed or by the 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:

**Four monthly payments of \$715.28 each due for the months of March 2005 and June 2005 with interest accruing thereon at the contract rate of 7.99% per annum or \$20.34 per diem until paid in full, plus costs and attorneys fees.**

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

<b>Principal</b>	<b>\$ 92,910.63</b>
<b>Interest and fees as of June 7, 2005:</b>	<b>\$ 4,306.71</b>
<b>Title Report</b>	<b>\$ 434.00</b>
<b>Beneficiary is also entitled to costs and attorney fees.</b>	

Notice hereby is given that the beneficiary and trustee, by reason of the default have elected and do hereby elect to foreclose the 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

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interest in the described property which grantor had or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

This 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 **November 4, 2005**, at the Klamath County Courthouse, 316 Main Street, Klamath Falls County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

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

GE Capital Mortgage Services, Inc.  
625 Maryville Center Drive  
St. Louis, MO 53141  
Attn.: Seller relations-trailing  
Deed of Trust

GE Capital Mortgage Services, Inc.  
c/o CT Corporation System  
388 State Street, STE 420  
Salem, OR 97301  
Deed of Trust

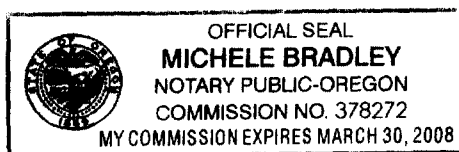
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary or the entire amount then due (other than such portion 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 the 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 trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.


In construing this notice, 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED this 2<sup>nd</sup> day of June, 2005.

  
Trustee

STATE OF OREGON, COUNTY OF Multnomah )ss  
This instrument was acknowledged before me on June 7<sup>th</sup>, 2005  
By Laura J. Walker



  
Michele Bradley  
Notary Public for Oregon  
My commission expires 03-30-08