

MTC - 71200

State Of Oregon, County Of Klamath

M05-62717

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AFTER RECORDING RETURN TO:

GREENE & MARKLEY, P.C  
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1515 SW 5th Avenue, Suite 600  
Portland, OR 97201

### NOTICE OF DEFAULT AND ELECTION TO SELL

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor: SCOTT D ALEXANDER AND KATHERYN R ALEXANDER,  
husband and wife  
Trustee: WILLIAM L. SISEMORE  
Beneficiary: KLAMATH FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION  
Date: December 17, 1997  
Recording Date: December 22, 1997  
Recording Reference: Vol. M97, Page 41599  
County of Recording: Klamath

Sterling Savings Bank is the successor beneficiary by merger with Klamath First Federal Savings and Loan Association.

The Trust Deed covers the following described real property in the County of Klamath and State of Oregon ("the Property"):

Lot 6 in Block 9 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Klamath County for widening of Gary Street by instrument recorded June 25, 1965 in Volume 362 at page 460, Deed of Records of Klamath County, Oregon.

The Grantor or other person owing the debt has defaulted as provided under the Trust

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Deed, and such default allows the Beneficiary to foreclose the Trust Deed.

The default for which foreclosure is permitted is the Grantor's failure to pay when due the following sums:

Monthly installments of \$407.78 due April 1, 2005, and continuing through the installment due August 1, 2005, plus unpaid taxes with interest and penalties, if any.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

\$41,555.82 together with interest thereon at the rate of 7.25 percent per annum from March 1, 2005 until paid, late charges of \$63.32 as of August 11, 2005, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

#### NOTICE

By reason of the default, the Beneficiary and the Trustee have elected to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795. At public auction, the Trustee shall sell to the highest bidder for cash the interest in the Property which the 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 successors in interest acquired after the execution of the Trust Deed, to satisfy the debt 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.

**The sale will be held at the hour of 1:30 o'clock, P.M., on January 19, 2006, at the following place: Front Steps of the Main Entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon.**

#### NOTICE OF RIGHT TO CURE

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 doing all of the following:

1. Paying to the Beneficiary the entire amount then due (other than such portion of

