

M05-69844

Klamath County, Oregon

11/28/2005 08:48:10 AM

Pages 4 Fee: \$36.00

RECORD AND RETURN TO:

Michael L. Loft

Witherspoon, Kelley, Davenport & Toole, P.S.

422 W. Riverside, #1100

Spokane WA 99201

NOTICE OF DEFAULT

**TO: Jodean A. Cogdill
2349 Wantland Ave.
Klamath Falls OR 97601**

**Robert E. Loper
11530 SW Cloud St.
Tigard OR 97224**

**Martin A. Loper
2719 NE 145th Ave.
Vancouver WA 98684**

AND TO:

**THE PERSONAL REPRESENTATIVE, IF ANY, OF THE ESTATE OF ROBERT
LOPER, DECEASED.**

1. DEFAULT.

YOU ARE HEREBY NOTIFIED that STERLING SAVINGS BANK, successor Beneficiary, has declared a default on the obligation secured by that certain Deed of Trust ("the trust deed") wherein KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION is the original Beneficiary, ROBERT LOPER is the Grantor, and PACIFIC CASCADES FINANCIAL, INC., 540 Main Street, Cascade Falls, Oregon, 97601 is the successor Trustee, recorded August 23, 1999 as Volume M99, Page 33827, records of Klamath County, Oregon, which trust deed encumbers the following described real property in said county:

Lots 7 and 8 in Block 8, SOUTH CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

Parcel Nos. 221673 and 221682,

commonly known as 527 South 2nd St., Chiloquin, Oregon.

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2. STATEMENT OF DEFAULT AND ITEMIZED ACCOUNT OF AMOUNTS IN ARREARS. The Beneficiary alleges that the following defaults exist:

- a. Failure to pay the following past due amounts, which are in arrears:

Monthly Payment:

Five (5) monthly payments of \$314.50 each (for the months of July, August, September, October and November 2005) \$1,572.50

Late Charges:

Five (5) late charges of \$12.92 for each monthly payment not made within 15 days of its due date \$ 64.60

TOTAL MONTHLY PAYMENTS AND LATE CHARGES: \$1,637.10

- b. By reason of the foregoing defaults, the Beneficiary has elected, in accordance with the terms of a Note dated August 18, 1999, to declare the full amount of principal, to-wit, \$34,220.68, plus accrued interest thereon, immediately due.

3. OTHER CHARGES, COSTS, AND FEES. In addition to the amounts in arrears specified in paragraph 2.a. above, you are or may be obligated to pay the following charges, costs, and fees to reinstate the trust deed if reinstatement is made before recording of the Notice of Sale:

a.	Cost of Title Report for Foreclosure	265.00
b.	Service Fees (estimated)	80.00
c.	Postage	15.00
d.	Attorney's fees (estimated)	500.00
e.	Property Inspection fee	29.00
f.	Recording Fees	36.00
g.	Other: Broker's price opinion: \$625.00 Collection expense: \$35.00	660.00
<i>TOTAL CHARGES, COSTS AND FEES:</i>		\$1,585.00

4. REINSTATEMENT: *IMPORTANT! PLEASE READ!*

The total amount necessary to reinstate the Note and trust deed before the recording of the Notice of Sale is the sum of Paragraphs 2 and 3 above in the amount of **\$3,222.10**, PLUS the amount of any monthly payments and late charges which may fall due after the date of this Notice of Default.

Reinstatement monies may be tendered to:

**Jana Urion
Sterling Savings Bank
111 North Wall St.
Spokane WA 99201**

5. CONSEQUENCES OF DEFAULT; ELECTION TO SELL.

a. The Beneficiary has elected to cause to be sold the above-described property to satisfy the obligation secured by the trust deed.

b. Subsequent to the recording of the Notice of Default, the Trustee shall record, transmit, and publish a Notice of Sale, and the property described in Paragraph 1 above may be sold at public auction at the Klamath County Courthouse, 316 Main St., Klamath Falls, Oregon, on April 19, 2006, at the hour of 10:00 a.m.

c. The effect of the recordation, transmittal, and publication of a Notice of Sale will be to (i) increase the costs and fees, and (ii) publicize the default and advertise the property described herein for sale.

d. The effect of a sale of the above-described property by the Trustee will be to deprive the grantor, the grantor's successors in interest, and all of those who hold by, through, or under the grantor, of any interest in the property described in Paragraph 1 above.

6. NOTICE OF RIGHT TO CURE AND OTHER RIGHTS UNDER ORS 86.753.

Pursuant to ORS 86.753, the grantor, grantor's successor(s) in interest to all or any part of the trust property, any beneficiary under a subordinate trust deed, or any person having a subordinate lien or encumbrance of record on the property, has the right to have the proceedings for sale of the property dismissed and the trust deed reinstated, by paying the entire amount then due as determined in accordance with ORS 86.753, together with costs, trustee's and attorney's fees as required by said statute, and by curing any other default set forth in this Notice of Default, at any time prior to five days before the date last set for the sale.

DATED: November 18, 2005.

STERLING SAVINGS BANK

By: SP Medator

Title: V.P.

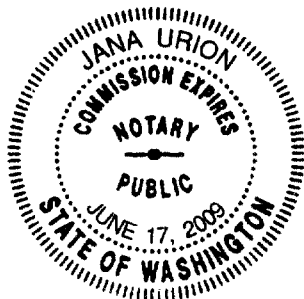
STATE OF WASHINGTON)

: ss.

County of Spokane)

On this 18 day of November, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sally J. Goldstein, to me known to be the Vice President of STERLING SAVINGS BANK, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal affixed the day and year first above written.



Jana Urion
Print Name: JANA URION
NOTARY PUBLIC in and for the State
of Washington, residing at Spokane
My Commission Expires: 6-17-2009