

MTC 75125

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

M06-12711

Klamath County, Oregon
06/21/2006 11:26:28 AM
Pages 3 Fee: \$31.00

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:	NANCY C. COLLMAN
Trustee:	ASPEN TITLE AND ESCROW, INC.
Successor Trustee:	NANCY K. CARY
Beneficiary:	UMPQUA BANK

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: November 6, 2003
Recording No.: Vol M03, Page 82752
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: A partial monthly payment in the amount of \$630.52 due February 1, 2006; plus monthly payments in the amount of \$1,021.00 each, due the first of each month, for the months of March through June 2006; 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 \$139,731.10 plus interest at the rate of 6.00% per annum from January 1, 2006; plus late charges of \$388.60; 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.

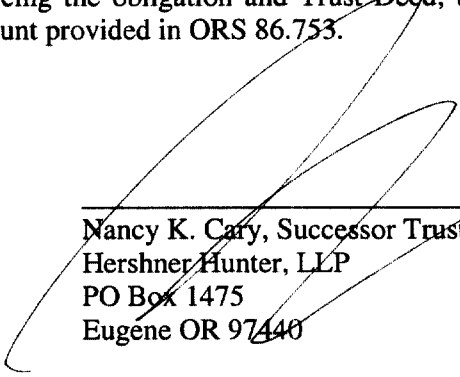
7. TIME OF SALE.

Date: November 2, 2006
Time: 11:00 a.m.
Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

31.00

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.

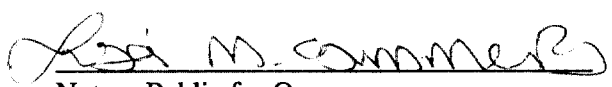
DATED: June 16, 2006.



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 June 16, 2006, by NANCY K. CARY.



Notary Public for Oregon
My Commission Expires: 10/23/2007

(TS #30057.30130)
Telephone: (541) 686-0344

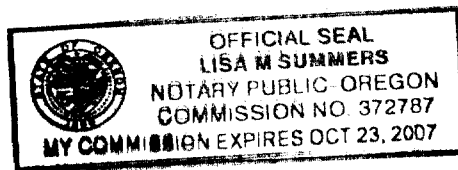


EXHIBIT A

THE SW 1/4 OF THE NE 1/4 AND LOT 2, LESS THE HIGHWAY RIGHT OF WAY. ALSO LESS AND EXCEPT ANY PORTION LYING WEST OF STATE HIGHWAY 66, ALL IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. AND GOVERNMENT LOT 11, SECTION 1, TOWNSHIP 40 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.