

2006-019060

Klamath County, Oregon

After recording, return to:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601



00004405200600190600020027

09/22/2006 11:24:25 AM

Fee: \$26.00

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**NOTICE OF DEFAULT AND ELECTION TO SELL**

Pursuant to ORS 86.705-795, the undersigned Trustee and the Beneficiary have elected to foreclose the following described Trust Deed in the manner provided by said statute.

1.   A. Grantor:       Donald Leonard England  
      B. Trustee:     William M. Ganong  
      C. Beneficiary: Guy M. Dixon and Loraine A. Dixon
2. The legal description of the property covered by the subject Trust Deed is:

Lot 3 in Block 2 of CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account Nos.  
2407-018DO-02000-000 and Property ID No. 147479

The book, page number, and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M01       Page: 50896       Date Recorded: October 5, 2001

3. The default for which the foreclosure is made is the Grantor's failure to pay any of the monthly installments of \$304.52 due and payable since January 2, 2006, plus the collection escrow fee of \$5 per month, plus nine late payment fees of \$15.23 each.
4. The principal, interest, and costs owing on the obligation secured by the subject Trust Deed as of September 19, 2006 is \$16,850.12. Additional interest at the Note rate of 8.0% from September 20, 2006; monthly late fees of \$15.23 for each month a payment is 10 days late; and collection escrow fees of \$5 per month accrue after said date.
5. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

NOTICE OF DEFAULT AND ELECTION TO SELL - Page 1

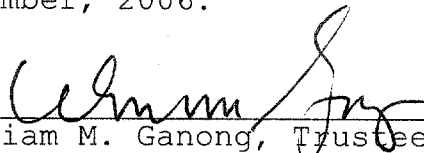
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6. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 6th day of February, 2007 at the front entrance to the office of William M. Ganong at 514 Walnut Avenue, Klamath Falls, Oregon.

7. Pursuant to ORS 86.753, the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and attorney's fees specified in the said statute.

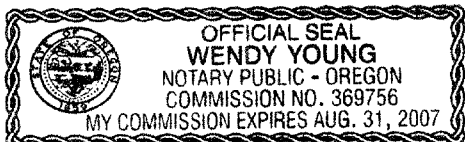
In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

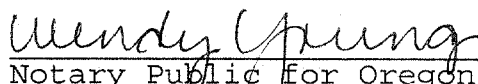
Dated this 20<sup>th</sup> day of September, 2006.

  
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William M. Ganong, Trustee

STATE OF OREGON, County of Klamath) ss.

20, 2006 by William M. Ganong as Trustee.



  
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Notary Public for Oregon  
My commission expires: 8.31.2007