

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



00007011200600213000020022

10/24/2006 09:37:34 AM

Fee: \$26.00

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: Rogelio Pena
B. Trustee: William M. Ganong
C. Beneficiary: Andrew A. Patterson, Trustee of the BMRMG, LLC 401 K Plan Trust and William M. Ganong or Marie I. Ganong, Trustees of the WMGPS Trust, each as to an undivided one-half interest

2. The legal description of the property covered by the subject Trust Deed is:

Lot 24 in Block 125, Mills Addition to the City of Klamath Falls, 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.
3809-033AD-03800 and Property ID No. 481927

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

Book: M06 Page: 2257 Date Recorded: February 6, 2006

3. The default for which the foreclosure is made is the Grantor's failure to pay:

\$2,111 representing the balance of the July 6, 2006 payment;
\$2,500 for the August 6, 2006 payment; and
\$2,500 for the September 6, 2006 payment.

4. The principal and interest owing on the obligation secured by the subject Trust Deed as of October 20, 2006 is \$16,902.60, plus interest at the Note rate of 12.0% per annum from September 22, 2006.

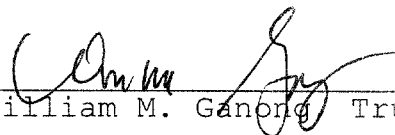
5. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

6. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 12th day of March, 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 Grantors, the Grantors' 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.

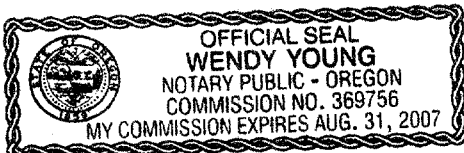
Dated this 20 day of October, 2006.

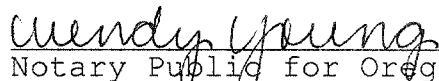


William M. Ganong Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 20, 2006 by William M. Ganong as Trustee.





Notary Public for Oregon
My commission expires: 8.31.2007