

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



00014243200700018330020021

02/02/2007 08:45:53 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: Wolfgang T. Mundt
 - B. Trustee: William M. Ganong
 - C. Beneficiary: Anna M. Wromar, Trustee of the Anna M. Wromar Living Trust
2. The legal description of the property covered by the subject Trust Deed is:

Lots 25 and 26 in Block 12 of KLAMATH FOREST ESTATES, 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.
3510-022AO-03000-000 and Property ID No. 262628 and
3510-022AO-03100-000 and Property ID No. 262637

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: 08953 Date Recorded: May 5, 2006

3. The default for which the foreclosure is made is the Grantor's failure to pay any of the monthly installments of \$300 due and payable since July 6, 2006, and Grantor's failure to pay the real property taxes and assessments levied against the property for the tax year 2006-2007 in the sum of \$88.74, plus interest, before they became delinquent.
4. The principal and interest owing on the obligation secured by the subject Trust Deed as of January 31, 2007 is \$19,042.89, plus interest at the Note rate of 10.0% from February 1, 2007 until paid in full. Also owing on the obligation are real property taxes for the fiscal year 2006-2007 of \$44.37 on each parcel, plus interest.
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 20th day of June, 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 31 day of January, 2007.



William M. Ganong, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 31, 2007 by William M. Ganong as Trustee.



Notary Public for Oregon
My Commission Expires: 8.31.2007

