

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

2007-015182
Klamath County, Oregon



00030126200700151820020025

08/28/2007 09:22:56 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: Jeri L. Allen
- 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

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

Lots 1 and 2 in Block 11 of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Klamath County APN: R371369
Map and Tax Lot No.: R-3809-029DD-04200

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

Recording Information: Volume M05, Page 69283, Records of Klamath County, Oregon
Date Recorded: November 17, 2005

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

Nine (9) interest-only payments of \$541.67 each and nine late payment penalties of \$27.08 each, as provided by the Note for the months of December 2006 through August 2007.

4. The principal and interest owing on the obligation secured by the subject Trust Deed as of August 10, 2007 is the principal sum of \$50,000, plus interest at the Note rate of 10.5% per annum from November 12, 2006 until paid.

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

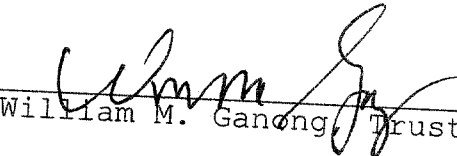
Revised Statutes 86.705 to 86.795.

6. The Trustee will conduct a sale of the above-described property at 10 a.m. on the 10th day of January, 2008 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.

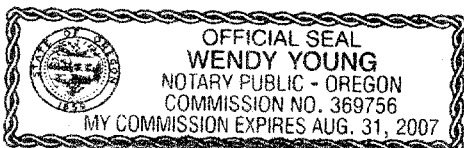
In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the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

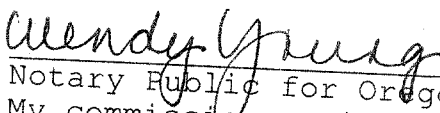
Dated this 23rd day of August, 2007.


William M. Ganong, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 23, 2007 by William M. Ganong as Trustee.




Notary Public for Oregon
My commission expires: 8.31.2007