

Jim N. Slothower
205 NW Franklin Avenue
Bend, OR 97701



00049305200800097520040049

07/07/2008 11:19:39 AM

Fee: \$36.00

STATE OF OREGON)
) ss.
County of Deschutes)


1. I am the Successor Trustee ("Trustee") in the Trust Deed made by JOHN OLANDER and DARLENE OLANDER, as grantor, to AMERITITLE, as trustee, in favor of AMERICAN CASH EQUITIES, INC., an Oregon corporation, as beneficiary, dated July 7, 2004, recorded July 23, 2004, in the Records of Klamath County, Oregon, in Book No. M04 at page 48275, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lot 47 in DIAMOND PEAKS, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

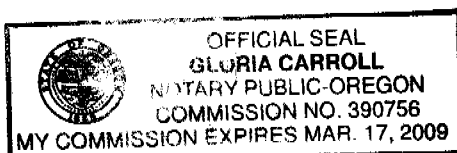
2. On July 1, 2008, I caused a true copy of the attached Trustee's Notice of Sale to be sent by both first class and certified mail with return receipt requested, to the grantors of said trust deed to their last known addresses, to-wit:

John and Darlene Olander
2800 Applewood Lane, #27
Eugene, OR 97408

DATED this 1st day of July, 2008.


Jim N. Slothower
Successor Trustee

SUBSCRIBED AND SWORN to before me this 1st day of July 2008.



Maria Carroll
Notary Public
My Commission Expires: 3-17-2009

TRUSTEES NOTICE OF SALE

Reference is made to that certain trust deed made by JOHN OLANDER and DARLENE OLANDER, as grantor, to AMERITITLE, as trustee, in favor of AMERICAN CASH EQUITIES, INC., an Oregon corporation, as beneficiary, dated July 7, 2004, recorded July 23, 2004, in the Records of Klamath County, Oregon, in Book No. M04 at page 48275, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lot 47 in DIAMOND PEAKS, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The default for which the foreclosure is made is made is failure to pay monthly payments of \$267.00 from February 23, 2008; and failure to pay the 2007-08 real property taxes.

The sum owing on the obligation secured by the trust deed is \$26,425.47, plus interest at the rate of 9.9% per annum from January 17, 2008, until paid, plus accrued late charges, title expenses, costs, trustee's and attorney's fees incurred herein by reason of said default, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

Notice is hereby given that by reason of the default, the beneficiary and trustee hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.795, and to cause to be sold at public auction to the highest bidder for case the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including trustee's and attorney's fees.

The sale will be held on November 17, 2008, at the hour of 1:00 o'clock p.m., in accord with the standard of time established by ORS 187.110, at the following place: Klamath County Courthouse, 316 Main Street, Klamath Falls, County of Klamath, State of Oregon.

Notice is further give that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees, and by curing any other default described in this

**NOTICE:
YOU ARE IN DANGER OF LOSING YOUR PROPERTY
IF YOU DO NOT TAKE ACTION IMMEDIATELY**

This notice is about your mortgage loan on your property at:

Lot 47 in DIAMOND PEAKS, Tract No. 1355, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes call "foreclosure."

The amount you would have had to pay as of May 13, 2008 to bring you mortgage loan current is the sum of unpaid monthly payments of \$267.00 from February 23, 2008 and the 2007-08 real property taxes. The amount you must now pay to bring your loan current has increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call 541 389-7001 to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe. You may also get these details by sending a request by certified mail to: Slothower & Petersen PC, Attorneys at Law, PO Box 351, Bend, OR 97709.

**THIS IS WHEN AND WHERE YOUR PROPERTY
WILL BE SOLD IF YOU DO NOT TAKE ACTION**

11/17/ 08 at 1:00PM
Month Day Year Time

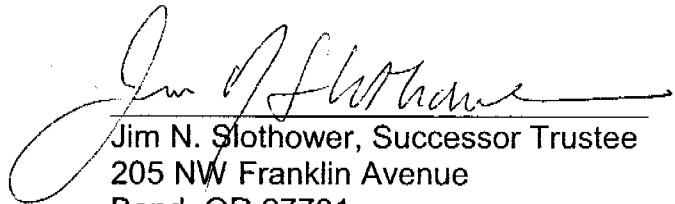
316 Main St.
Klamath Falls, OR
Place

THIS IS WHAT YOU CAN DO TO STOP THE SALE:

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call Jim N. Slothower at 541-389-7001 to find out if you lender is willing to give you more time or change the terms of your loan.
4. You can sell you property, provided the sale price is enough to pay what you owe.

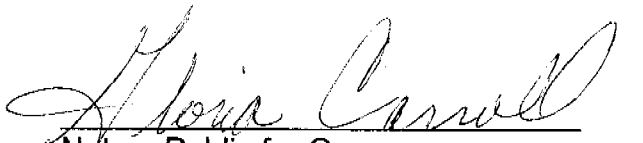
You are further notified there are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number for the Division of Finance & Corporate Securities, Consumer Information Program, at 1-866-814-9710. You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 1-800-452-7636 or you may visit its website at: <http://www.osbar.org/public>. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, you may consult <http://www.lawhelp.org/or/index.cfm> or contact the foreclosure counseling hotline at: (888)995-HOPE (4673)

DATED: July 1, 2008


Jim N. Slothower, Successor Trustee
205 NW Franklin Avenue
Bend, OR 97701

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me on July 1, 2008, by Jim N. Slothower.


Notary Public for Oregon
My commission expires: 3-17-2009

