

NTL 84100

2009-000422

Klamath County, Oregon

After recording, return to:

Jim N. Slothower
Slothower & Petersen PC
205 NW Franklin Ave
Bend, OR 97701



00058708200900004220020027

01/14/2009 02:37:08 PM

Fee: \$26.00

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by ANDREW J. BISHOP and GWENN F. BUTKOVSKY, husband and wife, grantor, to WESTERN TITLE & ESCROW, as trustee, in favor of STEVEN TRONO, beneficiary, dated June 3, 1995 and recorded on June 23, 1995, at Volume M95, Page 16590 of Microfilm Records of Klamath County, Oregon, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lots 58 and 59 in Block 1 of Tract 1098 - SPLIT RAIL
RANCHOS, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon

There is a default by the grantor, the performance of which is secured by said trust deed, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which the foreclosure is made is made is the failure to pay monthly payments of \$350 from July 20, 2008, through the present, plus late charges and the failure to pay the 2007 and 2008 real property taxes assessed against the property plus interest.

The sum owing on the obligation secured by the trust deed is \$17,809.19, plus interest at the rate of 9.9% per annum from June 17, 2008, plus accrued late charges, until paid, real property taxes, 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, successor 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 cash 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 compensation of the trustee as provided by law and reasonable attorney's fees.

The sale will be held on **June 16, 2009**, at the hour of 10:15 o'clock AM in accord with the standard of time established by ORS 187.110, at the following place: In front of

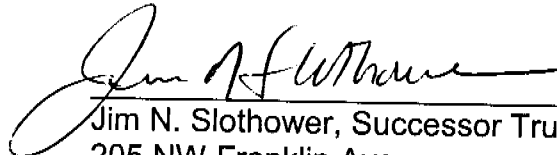
Page 1 - NOTICE OF DEFAULT AND ELECTION TO SELL

26AMT

the main entry to the Klamath County Courthouse, 316 Main Street, Klamath Falls, County of Klamath, State of Oregon 97601.

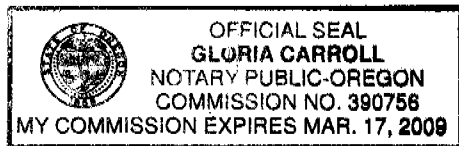
Notice is further give that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's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

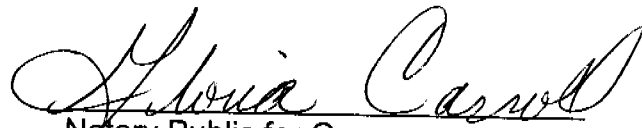
DATED: JANUARY 12, 2009


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

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me on 1-12-2009, by Jim N. Slothower.




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