

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



00067567200900080700020027

06/11/2009 09:02:04 AM

Fee: \$26.00

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**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:           Anthony S. Agueda III  
      B.   Successor Trustee:       William M. Ganong  
      C.   Beneficiary: Lowell Lee Weatherford III and Jill Weatherford
2.   The legal description of the property covered by the subject Trust Deed is:

Lots 6 and 7, Block 4, Sixth Street Addition to  
the City of Klamath Falls, in the County of  
Klamath, State of Oregon.

Klamath County Assessor's Account No.  
R-3909-004AA-03300 and Property ID No. R530884

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

Book: Volume M01       Page: 24168       Date Recorded: May 25, 2001

3.   The defaults for which the foreclosure is made are the Grantor's failure to pay the monthly installments of \$305.81 due and payable since September 25, 2008, plus the collection escrow fee of \$2.50 per month since that date; Grantor's failure to pay the real property taxes and assessments for tax years 2005-2006, 2006-2007, and 2007-2008 in the amount of \$1,628.48, plus interest, levied against the property before they became delinquent; and Grantor's failure to keep the property insured.

4.   The principal and interest owing on the obligation secured by the subject Trust Deed as of May 22, 2009 is \$18,562.81, plus interest at the Note rate of 8.0% from May 23, 2009 until paid in full. Also owing is the sum of \$664.45, plus interest thereon at the rate of 8.0% per annum from June 1, 2009, until paid for delinquent real property taxes and interest paid for by the beneficiaries to keep the property from going into County Tax Foreclosure.

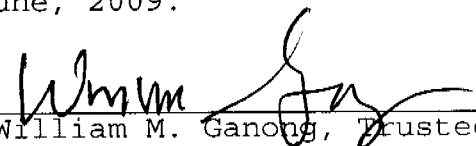
5.   The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

6. The Trustee will conduct a sale of the above described property at 10 a.m. on the 27th day of October, 2009 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.

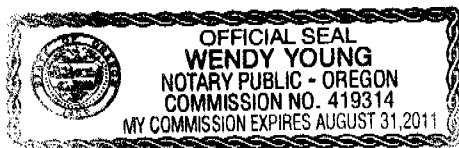
In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the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

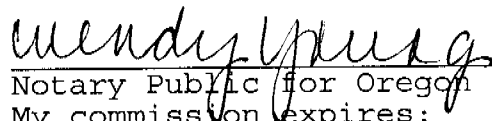
Dated this 9<sup>th</sup> day of June, 2009.

  
William M. Ganong, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 9, 2009 by William M. Ganong as Trustee.



  
Notary Public for Oregon  
My commission expires: 8.31.2011