

MT 88199

AFTER RECORDING RETURN TO:
Hershner Hunter, LLP
Attn: Lisa M. Summers
P.O. Box 1475
Eugene, OR 97440

2010-010265

Klamath County, Oregon



00089464201000102650020024

08/30/2010 11:33:09 AM

Fee: \$42.00

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER TERMS OF TRUST DEED

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor:	JAMES E. MATHLIN AND ANGELA R. MATHLIN
Trustee:	ASPEN TITLE & ESCROW, INC.
Successor Trustee:	NANCY K. CARY
Beneficiary:	WASHINGTON FEDERAL SAVINGS

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

Lot 22 in Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 75 feet of the Southerly 100 feet thereof, with bearings based on Minor Partition 14-82 filed in the Klamath County Clerk's Office.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: January 26, 2006
Recording No. M06-01555
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Payments of \$429.00 for the months of May 2010 through July 2010, plus regular monthly payments of \$727.03 each, due the first of each month, for the month of August 2010 and each month thereafter; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$86,352.32; plus interest at the rate of 4.000% per annum from April 1, 2010 through June 30, 2010; thereafter interest at the rate of 7% per annum from July 1, 2010; plus late charges of \$100.80; plus advances and foreclosure attorney fees and costs.

6. SALE OF PROPERTY. The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed.

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7. TIME OF SALE.

Date: January 20, 2011

Time: 11:00 a.m.

Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

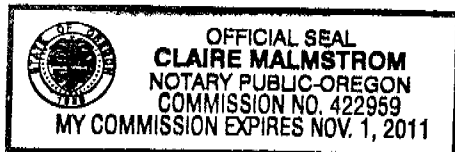
8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

DATED: August 26, 2010.

Nancy K. Cary, Successor Trustee
Hershner Hunter, LLP
PO Box 1475
Eugene OR 97440

STATE OF OREGON)
) ss.
COUNTY OF LANE)

The foregoing instrument was acknowledged before me on August 26, 2010, by Nancy K. Cary.



Claire Malmstrom
Notary Public for Oregon
My Commission Expires: 11/1/2011

(TS #15148.30595)
Telephone: (541) 686-0344