

HS

74739

APPOINTMENT OF
SUCCESSOR TRUSTEE

RE: Trust Deed from

KAREN WATSON

To

Grantor

BLAIR M. HENDERSON,
Successor Trustee
(Aspen Title & Escrow, Inc.,
original Trustee)

Trustee

After recording, return to (Name, Address, Zip):

Blair M. Henderson
426 Main Street
Klamath Falls, OR 97601SPACE RESERVED
FOR
RECORDS USE

Fee: \$10.00

STATE OF OREGON,
County of Klamath

ss.

I certify that the within instrument
was received for record on the 17th day
of February 1999, at
11:12 o'clock A.M., and recorded in
book/reel/volume No. M29 on page
5426 and/or as fee/file/instru-
ment/microfilm/reception No. 74739
Records of said County. MortgageWitness my hand and seal of County
affixed.Linda Smith, County Clerk
NAME TITLEBy Kathleen Rose Deputy.

KNOW ALL BY THESE PRESENTS that

KAREN WATSON

is the grantor, ASPEN TITLE & ESCROW, INC.,

is the trustee, and LONGHORN RESTAURANT AND SALOON,

INC., is the beneficiary under that certain trust deed dated April 14
1998, recorded April 16, 1998, in book/reel/volume No. M98 at page 12714, and/or as
fee/file/instrument/microfilm/reception No. n/a of the Records of Klamath County, Oregon.The undersigned, who is the present beneficiary under the trust deed, desires to appoint a new trustee in the place and stead
of the original trustee named above.

NOW, THEREFORE, the undersigned hereby appoints BLAIR M. HENDERSON

426 Main Street, Klamath Falls,

whose address is _____, Oregon, as successor trustee
under the trust deed, to have all the power of the original trustee, effective immediately.*

In construing this instrument, and whenever the context so requires, the singular includes the plural

IN WITNESS WHEREOF, the undersigned beneficiary has executed this document. If the undersigned is a corporation, it
has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its
board of directors.

Dated February 11, 1999.



LONGHORN RESTAURANT AND SALOON, INC.,

By: Stanley Petersen, President
Stanley Petersen, President

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on February 11, 1999,

by _____
This instrument was acknowledged before me on February 11, 1999,by STANLEY PETERSEN
as President

of LONGHORN RESTAURANT AND SALOON, INC.

Notary Public for Oregon

My commission expires Jan 3, 2000.

WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

74740

NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. M99 Page 5427

Reference is made to that certain trust deed made by David A. Randall and Leticia Randall, as grantor, to _____, as trustee, _____, as beneficiary.

Amerititle
in favor of Forest Products Federal Credit Union
dated November 12, 1996, recorded November 12, 1996, in the mortgage records of
Klamath County, Oregon, in book page volume No. M96 at page 35563, or as

~~xxxxxx~~ covering the following described real
property situated in the above-mentioned county and state, to-wit:
Lot 3 in Block 15 of TRACT NO. 1148 - SECOND ADDITION TO THE MEADOWS, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
(aka 4520 Meadows Drive, Klamath Falls, Oregon)

James R. Uerlings, Attorney at Law, appointed Successor Trustee on February 9, 1999.
Said appointment was recorded February 10, 1999 in Volume M99, page 4886 in the
records of Klamath County, Oregon.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary
and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county
or counties in which the above-described real property is situated, further, that no action has been instituted to recover
the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such
action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person owing an obligation, the performance of which is secured by
the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of
default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following
sums:

- 1) Failure to make monthly payments of \$686.87 for the months of June through December,
1998, January 1999 and each month thereafter (includes taxes and insurance reserve)
- 2) Late payment fees of \$192.22 through December 1998 and thereafter at \$27.46 per month.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust
deed immediately due and payable, those sums being the following, to-wit:
\$77,153.07 (principal, interest, late fees and other cost advances to December 31, 1998)
plus interest on the principal balance of \$72,314.15 at 8.25% per annum from December 31,
1998 until paid, plus attorney fees, trustee fees and costs of foreclosure, as allowed
by Oregon law. (Loan #232-1)

— OVER —

NOTICE OF DEFAULT AND ELECTION TO SELL	
Re: Trust Deed from <u>David A. and Leticia Randall</u>	
Grantor	_____
to	_____
<u>James R. Uerlings</u>	_____
Successor	Trustee
After recording return to (Name, Address, Zip): <u>James R. Uerlings</u> <u>110 N. 6th Street</u> <u>Klamath Falls, OR 97601</u>	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

NAME TITLE
By _____, Deputy

Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which the grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest the 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 the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The sale will be held at the hour of 11 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on July 9, 1999, at the following place: 110 N 6th Street in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

None

Notice is further given 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 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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

James R. Uerlings
Successor

DATED February 12, 1999

Trustee

Beneficiary

(state which)

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 12, 1999,

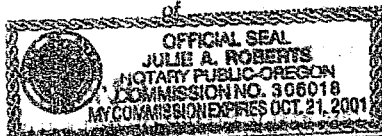
by James R. Uerlings

This instrument was acknowledged before me on February 12, 1999,

by

as

of



Julie A. Roberts

Notary Public for Oregon

My commission expires 10/21/01

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 17th day of February A.D. 1999 at 11:14 o'clock A. M., and duly recorded in Vol. N99 of Mortgages on Page 5427

Linda Smith, County Clerk

FEE

\$15.00

by Kathleen Rose