

NS

99 May 10 AM 1:53  
**NOTICE OF DEFAULT  
 AND ELECTION TO SELL**

RE: Trust Deed from

LEE BLOUNT and RITA BLOUNT, Husband &amp; Wife

To Grantor

AMERITITLE (NEAL G. BUCHANAN, ATTORNEY AT LAW,  
AS SUCCESSOR TRUSTEE)

Trustee

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

NEAL G. BUCHANAN, ATTORNEY AT LAW

435 OAK AVENUE

KLAMATH FALLS, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USEVol M99 Page 17376  
STATE OF OREGON,

County of \_\_\_\_\_ } ss.

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  
 \_\_\_\_\_ and/or as fee/file/instru-  
 ment/microfilm/reception No. \_\_\_\_\_,  
 Records of said County.

Witness my hand and seal of County  
 affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

Reference is made to that certain trust deed made by LEE BLOUNT and RITA BLOUNT, Husband and Wife

AMERITITLE \_\_\_\_\_, as grantor, to  
 in favor of TRUSTEE OF THE RUDOLPH JOHN KLUS TRUST \_\_\_\_\_, as trustee;\*  
 dated August 11 \_\_\_\_\_, 19 97\*, recorded August 14 \_\_\_\_\_, 19 99, in the Records of  
 Klamath \_\_\_\_\_ County, Oregon, in book/reel/volume No. M97 \_\_\_\_\_ at page 26688 \_\_\_\_\_, and/or as  
 fee/file/instrument/microfilm/reception No. 43564 \_\_\_\_\_ (indicate which), covering the following described real property  
 situated in the above-mentioned county and state, to-wit:

LOT 16 IN BLOCK 308 OF DARROW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL  
 PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

\*By Appointment of Successor Trustee dated the 6th day of May, 1999, and recorded the  
 6th day of May, 1999 at Vol. M99, Page 17375, Neal G. Buchanan, Attorney at Law, was  
 appointed Successor Trustee.

\*signed August 12, 1997

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appoint-  
 ments of a successor trustee have been made, except as recorded in the Records of the county or counties in which the above-  
 described real property is situated. Further, 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 grantor or other person owing an obligation, 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 pay a portion of the  
 monthly payment due January 13, 1999 and the entirety of the monthly payments due February 13, 1999 and the 13th  
 day of each month thereafter; 2) Failure to keep the premises free from liens (see attached Exhibit A setting  
 forth judgment liens which have attached to the property).

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: The sum of \$49,827.23 together with interest on said sum at  
 the rate of 8% per annum from April 7, 1999 until paid; All costs, fees and expenses, including the cost of  
 title search, recording fees, trustee's and attorney's fees.

(OVER)

ck  
 15

17377



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 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 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 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110 on SEPTEMBER 21, 1999, at the following place: THE LAW OFFICE OF NEAL G. BUCHANAN,  
435 OAK AVENUE 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 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

LEE BLOUNT and RITA BLOUNT  
 2349 UNION STREET  
 KLAMATH FALLS, OR 97601

FEE OWNER, GRANTOR AND OCCUPANT

SOUTHERN OREGON CREDIT SERVICE, INC.  
 P.O. BOX 1338  
 MEDFORD, OR 97501

JUDGMENT LIEN CREDITOR, SEE EXHIBIT A

CARTER-JONES COLLECTIONS, LLC  
 1143 PINE STREET  
 KLAMATH FALLS, OR 97601

JUDGMENT LIEN CREDITOR, SEE EXHIBIT A

**\*\*CONTINUED ON EXHIBIT B\*\***

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 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.

Dated MAY 6, 1999

*Neal G. Buchanan*  
 NEAL G. BUCHANAN  
 SUCCESSOR TRUSTEE

☐ Trustee ☐ Beneficiary (indicate which)

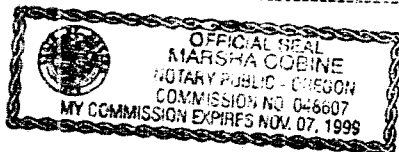
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 6, 1999,  
 by NEAL G. BUCHANAN

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



*Marsha Cobine*  
 Notary Public for Oregon  
 My commission expires 11-7-99

A Judgment for the amount herein stated and any other amounts due;  
Case No.: 98-1389CV  
Entered: June 8, 1998  
Amount: \$228.90 plus interest  
Debtor: Lee Blount and Rita Blount also known as Mrs. Lee Blount  
Creditor: Southern Oregon Credit Service

A Judgment for the amount herein stated and any other amounts due;  
Case No.: 98-2456CV  
Entered: July 13, 1998  
Amount: \$965.81 plus interest  
Debtor: Lee Blount  
Creditor: Carter Jones Collections, LLC  
(Superseded)

A Judgment for the amount herein stated and any other amounts due;  
Case No.: 98-2456CV  
Entered: December 18, 1998  
Amount: \$965.81 plus interest  
Debtor: Lee Blount and Rita Blount  
Creditor: Carter Jones Collections, LLC

A Judgment for the amount herein stated and any other amounts due;  
Case No.: 98-1438CV  
Entered: July 29, 1998  
Amount: \$7,540.57 plus interest  
Debtor: Lee Blount and Rita Blount  
Creditor: Jerome H. Manheim and Sylvia Manheim

A Judgment for the amount herein stated and any other amounts due;  
Case No.: 98-2897CV  
Entered: July 21, 1998  
Amount: \$228.90 plus interest  
Debtor: Lee Blount and Rita Blount also known as Mrs. Lee Blount  
Creditor: Southern Oregon Credit Service

A Judgment for the amount herein stated and any other amounts due;  
Case No.: 98-4992CV  
Entered: December 18, 1998  
Amount: \$965.81 plus interest  
Debtor: Lee Blount and Rita Blount  
Creditor: Carter Jones Collections, LLC

A Judgment for the amount herein stated and any other amounts due;  
Case No.: 99-60CV  
Entered: February 4, 1999  
Amount: \$1,466.29 plus interest  
Debtor: Lee Blount and Rita Aileen Blount  
Creditor: Carter Jones Collections, LLC

A Judgment for the amount herein stated and any other amounts due;  
Case No.: 99-449CV  
Entered: February 8, 1999  
Amount: \$1,466.29 plus interest  
Debtor: Lee Blount and Rita Aileen Blount  
Creditor: Carter Jones Collections, LLC

## EXHIBIT B

Name and Last known Address

Nature of Right, Lien or Interest

JEROME H. MANHEIM and SYLVIA MANHEIM  
682 SKAMAHIA LANDING RD.  
SKAMAHIA, WA 98648  
and  
350 POMONA AVE.,  
LONG BEACH, CA 90803-1940

JUDGMENT LIEN CREDITOR, SEE EXHIBIT A

State of Oregon, County of Klamath  
Recorded May 6, 1999, at 11:33 AM  
at the referenced page, Vol. M99.  
Linda Smith, County Clerk  
Fee \$ 25

*Linda Smith*