

NS

NOTICE OF DEFAULT  
AND ELECTION TO SELL

1999 OCT -8 PM 3:10

RE: Trust Deed from

Rodgers Family Limited Partnership  
consisting of Alice Ann Rodgers, I.F.  
Rodgers and Lorraine G. Rodgers

To

Grantor

First American Title Insurance  
Company of Oregon

Trustee

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

Jerry M. Molatore  
426 Main Street  
Klamath Falls, OR 97601SPACE RESERVED  
FOR  
RECORDER'S USE

K54619

Vol M99 Page 39845  
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 Rodgers Family Limited Partnership consisting of Alice Ann Rodgers, I.F. Rodgers and Lorraine G. Rodgers \_\_\_\_\_ as grantor, to First American Title Insurance Company \_\_\_\_\_ as trustee, in favor of Herbrand Logging, Inc. \_\_\_\_\_ as beneficiary, dated May 31 \_\_\_\_\_, 1999, recorded May 31 \_\_\_\_\_, 1999, in the Records of Klamath \_\_\_\_\_ County, Oregon, in book/reel/volume No. M99 \_\_\_\_\_ at page 20345 \_\_\_\_\_, and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in the above-mentioned county and state, to-wit:

See attached "Exhibit A"

\*\*\*and rerecorded June 22, 1999, in Book M99 at page 2444 of 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 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:

Monthly payment due 6/21/99 - \$69,019.35  
Monthly payment due 7/21/99 - \$69,019.35  
Monthly payment due 8/21/99 - \$69,019.35  
Monthly payment due 9/21/99 - \$69,019.35

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:

Principal amount of 400,000.00  
Interest from 5/21/99 to 10/6/99 17,885.36  
\$417,885.36

(OVER)

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 10:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110 on February 17, 2000, ~~XXXX~~, at the following place: Klamath County Government Center, 305 Main 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 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 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 October 6, 1999

JERRY M. MOLATCRE

☒ Trustee ☐ Beneficiary (indicate which)

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 6th, 1999

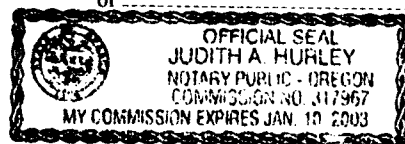
by Jerry M. Molatore

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Judith A. Hurley  
Notary Public for Oregon

My commission expires 1/10/2003

39847

EXHIBIT "A"

DESCRIPTION OF PROPERTY

PARCEL ONE:

Township 40 South, Range 11 East of the Willamette Meridian

Section 4: S  $\frac{1}{2}$  E  $\frac{1}{2}$  SW  $\frac{1}{4}$ ; S  $\frac{1}{2}$  W  $\frac{1}{2}$  SE  $\frac{1}{4}$ ; SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; Government Lot 20; W  $\frac{1}{2}$  SW  $\frac{1}{4}$ ;

Section 5: Government Lots 17 and 18, N  $\frac{1}{2}$  SE  $\frac{1}{4}$ ; SE  $\frac{1}{4}$  SE  $\frac{1}{4}$

Section 9: N  $\frac{1}{2}$  NE  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ ; NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; S  $\frac{1}{2}$  NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ;  
N  $\frac{1}{2}$  NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; S  $\frac{1}{2}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ;

Section 10: W  $\frac{1}{2}$  SW  $\frac{1}{4}$

Section 15: W  $\frac{1}{2}$  NE  $\frac{1}{4}$ ; NW  $\frac{1}{4}$ ; N  $\frac{1}{2}$  SW  $\frac{1}{4}$ ; NW  $\frac{1}{4}$  SE  $\frac{1}{4}$

Township 40 South, Range 11 East of the Willamette Meridian

Section 8: S  $\frac{1}{2}$  NE  $\frac{1}{4}$ ; and the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$

Section 9: SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$ ; W  $\frac{1}{2}$  SE  $\frac{1}{4}$

Section 16: NW  $\frac{1}{4}$ ; E  $\frac{1}{2}$  SW  $\frac{1}{4}$ ; E  $\frac{1}{2}$

Reserving therefrom a right of way for road and utility purposes 30 feet on each side of the centerline of that existing road running Northwesterly through the West half of Section 9 and the East half of Section 8

And further reserving therefrom a right of way for ingress and egress, road and utility purposes over that existing road that runs through the Northwest quarter of the Northwest quarter.

State of Oregon, County of Klamath  
Recorded 10/06/99, at 3:40 p. m.  
In Vol. M99 Page 39845  
Linda Smith,  
County Clerk Fee \$ 20.00