

NS

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**NOTICE OF DEFAULT  
AND ELECTION TO SELL**

200 JUN 26 PM 2:09

RE: Trust Deed from  
Gary W. Price and Ida M. Price  
P.O. Box 64  
Keno, Oregon 97627

To Grantor

Santiam Escrow, Inc.  
P.O. Box 511  
Stayton, Oregon 97383

Trustee

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

Duncan, Tiger & Tabor  
P.O. Box 248  
Stayton, Oregon 97383

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 06/26/00, at 2:09 p m.  
In Vol. M00 Page 23125  
**Linda Smith,**  
County Clerk Fee \$ 26.00

Reference is made to that certain trust deed made by Gary W. Price and Ida M. Price

Santiam Escrow, Inc., an Oregon corporation, as grantor, to  
C.E. Heisel and Clara A. Heisel, as trustee,  
in favor of C.E. Heisel and Clara A. Heisel, as beneficiary,  
dated April 27, 1999, recorded April 28, 1999, in the Records of  
Klamath County, Oregon, in book/reel/volume No. M99 at page 15859, 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:

Lots 7 and 8 in Block 15, FIRST ADDITION TO KLAMATH RIVER ACRES,  
in the County of Klamath, State of 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:

The monthly payments for November, 1999, through May, 2000, for a total of \$1,937.81.

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:

\$17,500.00 plus interest from November 23, 1999.

(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 10:05 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on November 10, 192000, at the following place: Front steps of the Klamath County Courthouse 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

Kent Pederson, Registered Agent  
Carter-Jones Collection L.L.C.  
1143 Pine Street  
Klamath Falls, Oregon 97601

Judgment

Klamath County Tax Collector  
305 Main Street  
Klamath Falls, Oregon 97601

Tax Warrant

State of Oregon  
Department of Revenue  
955 Center St. NE  
Salem, Oregon 97310

Tax Warrant

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 June 23, 192000

Santiam Escrow, Inc.

By: Judith A. Templin  
☒ Trustee ☐ Beneficiary (indicate which)  
Judith A. Templin, President

STATE OF OREGON, County of Marion ss.

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

This instrument was acknowledged before me on June 23, 192000,  
by Judith A. Templin  
as President  
of Santiam Escrow, Inc.



Judy Kaderly  
Notary Public for Oregon

My commission expires 6/7/02

NOTARY PUBLIC - OREGON