

NS

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from

RONALD E. NORRED and CHERRY A. HILL

To

Grantor

AMERITITLE

NEAL G. BUCHANAN, SUCCESSOR

Trustee

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

NEAL G. BUCHANAN

435 OAK AVE.

KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

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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/instrument/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 RONALD E. NORRED and CHERRY A. HILL, as tenants in common

_____, as grantor, to
AMERITITLE (NEAL G. BUCHANAN, ATTORNEY AT LAW AS SUCCESSOR) _____, as trustee,
in favor of FLOYD MCCURDY _____, signed MARCH 29, 1999 _____, as beneficiary,
dated MARCH 24 _____, 1999, recorded MARCH 29 _____, 1999, in the Records of
Klamath County, Oregon, in book/reel/volume No. M99 at page 10993, and/or as
fee/file/instrument/microfilm/reception No. 77085 (indicate which), covering the following described real property
situated in the above-mentioned county and state, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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: a portion of the payment due October 29, 1999 and the entirety of the payments falling due the 29th day of each month thereafter, such payments being in the amount of \$500.00 together with a tax/insurance add-back of \$27.15 per month.; and failure of the grantor to maintain insurance coverage on the premises, requiring the beneficiary to pay such insurance in the amount of \$411.73.

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 balance in the sum of \$39,916.93 together with interest on the said sum at the rate of 8% per annum from February 3, 2000 until paid; and reimbursement of fire insurance premiums paid by the beneficiary in the sum of \$411.73; and all costs, fees and expenses of this Trust Deed including the cost of the title search as well as the other costs and expenses of the Trustee including Trustee's and Attorney's fees as provided for by the provisions of the Trust Deed

(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 1:15 o'clock, P.M., in accord with the standard of time established by ORS 187.110 on NOVEMBER 15, 2000, ~~1999~~, at the following place: THE LAW OFFICES 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

RONALD E. NORRED
925 Addison
Klamath Falls, OR 97601

Grantor, Fee interest holder and
Party in possession

CHERRY A. HILL
925 Addison
Klamath Falls, OR 97601

Grantor, Fee interest holder and
Party in Possession

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 JULY 13, 2000, ~~1999~~.

Neal G. Buchanan
NEAL G. BUCHANAN

Successor ☒ Trustee ☐ Beneficiary (indicate which)

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on JULY 13, 2000, ~~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 11-07-03



EXHIBIT "A" LEGAL DESCRIPTION

Beginning at a point on the Southeasterly line of Lot 14 in Block 76 of BUENA VISTA ADDITION to Klamath Falls, Oregon, which is North 55 degrees 38' East 107 feet from the most Southerly corner of said lot; thence North 55 degrees 38' East 36 feet along the Southeasterly line of said lot; thence North 35 degrees 11' West 66.45 feet; thence South 47 degrees 32' West 11.6 feet; thence South 45 degrees 38' East 1.79 feet; thence South 41 degrees 27' West 29.85 feet; thence South 39 degrees 20' East 56.1 feet to the point of beginning, being a portion of Lot 14, Block 76, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 07/13/00, at 3:16 p. m.
In Vol. M00 Page 25625
Linda Smith,
County Clerk Fee\$ 31.⁰⁰