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700 JUL 26 PM 2:29

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from

Gary Lee Dimon

4333 Shasta Way

Klamath Falls, OR 97603

To

Grantor

Stephen L. Tabor

P.O. Box 248

Stayton, OR 97383

Trustee

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

Duncan, Tiger, Tabor & Niegel, P.C.

P.O. Box 248

Stayton, OR 97383

SPACE RESERVED
FOR
RECORDER'S USEVol. M01 Page 3247

STATE OF OREGON,

County of _____

} ss.

I certify that the within instrument was received for record on _____, 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 Gary Lee Dimon

_____, as grantor, to
* Aspen Title & Escrow, Inc. _____, as trustee,
in favor of ** Gregory Robert Fillepsie and Alistair Gordon Allan _____, as beneficiary,
dated March 27, 1995, recorded on March 29, 1995, in the Records of
Klamath County, Oregon, in book/reel/volume No. M95 at page 7414, 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:

Lot 1, Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

* Stephen L. Tabor was subsequently appointed as successor trustee.

** The beneficial interest was subsequently assigned to Investors Mortgage Co. and then reassigned to Ross A. Evans.

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 March, 1999, through December, 2000, for a total of \$8,899.00.

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:

\$20,558.34 plus interest from February 29, 2000.

(OVER)

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10 opa

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 June 15, 2001, at the following place: Front steps of 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

See Exhibit "A" attached

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 January 25, 2001

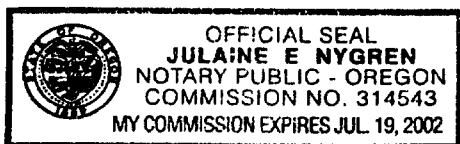
Stephen L. Tabor

☒ Trustee ☐ Beneficiary (indicate which)

STATE OF OREGON, County of Marion) ss.

This instrument was acknowledged before me on January 25, 2001,
by Stephen L. Tabor

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____



Julaine E. Nygren
Notary Public for Oregon

My commission expires 7/19/02

EXHIBIT "A"

<u>Name and Last Known Address</u>	<u>Nature of Right, Lien or Interest</u>
Carter-Jones Collection L.L.C. c/o Kent Pederson, Registered Agent 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 Street NE Salem, Oregon 97310	Tax Warrant
Ford Motor Credit Company c/o C.T. Corporation Systems 601 SW 2 nd Ave, Suite 2050 Portland, Oregon 97204	Judgment

State of Oregon, County of Klamath
Recorded 01/26/01, at 2:29 p.m.
In Vol. M01 Page 3247
Linda Smith,
County Clerk Fee\$ 31⁰⁰
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