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NSAmended
**NOTICE OF DEFAULT
AND ELECTION TO SELL**

RE: Trust Deed from

Jimmie A. Godwin

Dolores Ann Godwin

To

Grantor

Aspen Title

James R. Uerlings, Successor Trustee

Trustee

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

Boivin, Uerlings & DiLaconi, P.C.

803 Main Street, Suite 201

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USEVol M01 Page 14046

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.

K56433 O/P

Reference is made to that certain trust deed made by Jimmie A. Godwin and Dolores Ann Godwin, Husband and Wife, as grantor, to Aspen Title & Escrow, Inc., an Oregon corporation, as trustee, in favor of Vivian May Boswell, aka Vivien Mae Boswell, Ronald C. Healy, aka *, as beneficiary, dated May 4, 1984, recorded May 21, 1984, in the Records of Klamath County, Oregon, in ~~book/reel/volume No. M84~~ at page 8400, ~~and/or as fee/file/instrument/microfilm/reception No. XXXXXXXXXXXXXXXX (indicate which)~~, covering the following described real property situated in the above-mentioned county and state, to-wit:

The N 1/2 of Section 26, Township 35 South, Range 11 East of the Willamette Meridian in the County of Klamath, State of Oregon.

*Ronald G. Healy and Stanley L. Healy, each as to an undivided 1/3 interest each.

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 installment due for 10/20/97 and each month thereafter of \$300.00 through scheduled maturity on 11/20/96; failure to pay real property taxes for the years: 1995 - 2001. (Beneficiary has advanced the sum of \$1,472.39 to pay delinquent taxes for the tax years 1995-1996, 1996-1997 and 1997 - 1998 to prevent foreclosure.)

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:

- 1) \$18,116.95 plus 10% interest from 10/07/97.
- 2) Attorney fees, title foreclosure report fees, recording fees and costs collectible under Oregon law.
- 3) Real property taxes advanced of \$1,472.39 plus 10% interest from 02/09/2001.
- 4) All other real property taxes due Klamath County through tax year 2000-2001.

(OVER)

K26-



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 2:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110 on September 12, ~~19~~2001, at the following place: Boivin, Herlings & DiIaconi, P.C. 803 Main Street, Suite 201 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
Jimmie A. Godwin, Jr. PO Box 234, Beatty, OR 97621	Interest as stated in deed Vol M00
Joseph A. Godwin PO Box 234, Beatty, OR 97621	Page 36219 and recorded 10/03/00
Julie A. Smith PO Box 234, Beatty, OR 97621	
Janet A. Godwin PO Box 234, Beatty, OR 97621	

Telephone Utilities of Eastern Oregon, Inc.
PO Box 17035, Salem, OR 97305

Easement interest

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 April 2, ~~19~~2001

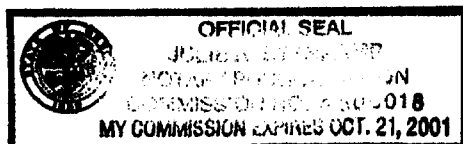
James R. Uerlings
James R. Uerlings

Successor ☒ Trustee ☐ Beneficiary (indicate which)

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 2, ~~19~~2001,
by James R. Uerlings

This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



John A. Storkamp
Notary Public for Oregon 10/21/01

State of Oregon, County of Klamath
Recorded 04/05/01, at 11:09 a.m.
In Vol. M01 Page 14046
Linda Smith,
County Clerk Fee \$ 26.00