

02 JAN 9 PM 1:39

NOTICE OF DEFAULT
AND ELECTION TO SELLVol M02 Page 1399RE: Trust Deed from
Pamala A. Dame

To Grantor

AmeriTitle (Neal G. Buchanan, Attorney at Law
as Successor Trustee)

Trustee

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

Neal G. Buchanan

435 Oak Avenue

Klamath Falls, Oregon 97601

State of Oregon, County of Klamath

Recorded 01/09/2002 1:39 p.m.Vol M02, Pg 1399-1401

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3Reference is made to that certain trust deed made by PAMALA A. DAME

_____, as grantor, to
AMERITITLE (NEAL G. BUCHANAN, Attorney at Law, as Successor) *, as trustee,
 in favor of WILLARD J. KLIPFEL AND BETTY J. KLIPFEL, Husband and Wife, as beneficiary,
 dated JULY 10, 2000, signed JULY 17, 2000, recorded on JULY 18, 2000, in the Records of
KLAMATH County, Oregon, in book/reel/volume No. M00 at page 26166, 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 EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY
 SET FORTH

*By Appointment of Successor Trustee recorded November 9, 2001 at Book M01, Page 57569, Neal G. Buchanan,
 Attorney at Law, was appointed Successor Trustee.

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 (\$334.49) plus collection fees due August 18, 2001, and the entire amount of said payment due for the 18th day of each month thereafter; failure to maintain insurance on the premises and provide proof of such insurance to the beneficiary; failure to pay real property taxes with reference to the subject premises for the tax year 2000-2001 and thereafter

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 \$33,818.09; unpaid interest in the sum of \$531.77; together with interest on the principal balance at the rate of 8.0% per annum from October 24, 2001; any real property taxes paid by the beneficiary to Klamath County in order to preclude tax foreclosure; and all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney fees as provided for by the Trust Deed

(OVER)

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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 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, PM, in accord with the standard of time established by ORS 187.110 on May 29, 2002, at the following place: 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

Pamala A. Dame
 5844 Delaware Ave.
 Klamath Falls, Oregon 97603

Grantor and Party Claiming
 Right to Possession

Klamath County District Attorney
 316 Main Street
 Klamath Falls, Oregon 97601

Judgment entered in Klamath County
 Circuit Court criminal case no.
 0003081CR

State of Oregon
 Attorney General
 1162 Court St. NE, Salem, OR 97310

Judgment entered in Klamath County
 Circuit Court criminal case no.
 0003081CR

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 9, 2002

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 JANUARY 9, 2002,
 by NEAL G. BUCHANAN

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

Marsha Cobine
 Notary Public for Oregon
 My commission expires 11-7-03

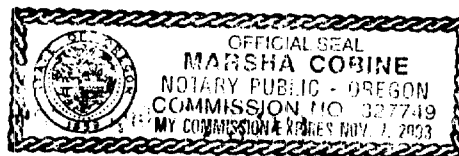


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Tract 24, HOMELAND TRACTS NO. 2, more particularly described as follows:

Beginning at an iron pin located South 89 degrees 53' East along the South boundary of Delaware Avenue 230.0 feet from the Northwest corner of Tract 22, HOMELAND TRACTS NO. 2; thence South 89 degrees 53' East along said South boundary of Delaware Avenue 70.0 feet to an iron pin on the Northeast corner of said Tract 24; thence South 0 degrees 04' East along the East line of said Tract 24, 110.0 feet to an iron pin; thence North 89 degrees 53' West parallel with Delaware Avenue 70.0 feet to an iron pin; thence North 0 degrees 04' West parallel with the West line of said Tract 24, 110.0 feet, more or less, to the point of beginning.