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M02 19646

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by RYAN WESLEY BEEMAN, as TRUSTOR, to AMERITITLE, as TRUSTEE, in favor of SECURITY BANK, as BENEFICIARY, dated JULY 27, 2000, recorded, JULY 31, 2000, in the mortgage records of KLAMATH County, Oregon, UNDER VOLUME M00, PAGE 27966, MICROFILM RECORDS OF KLAMATH COUNTY, STATE OF OREGON, and assigned to OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, recorded JULY 31, 2000, UNDER VOLUME M00, PAGE 27986, MICROFILM RECORDS OF KLAMATH COUNTY, STATE OF OREGON, covering the following described real property situated in said county and state, to-wit:

UNIT 10758 (PREDDY AVENUE), TRACT 1365, FALCON HEIGHTS CONDOMINIUMS STAGE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, 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 mortgage records of the county or counties in which the above described real property is situated; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said 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 the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their 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:

7 PAYMENTS @ \$461.02 (\$3,227.14)  
6 LATE CHARGES @ \$24.64 (\$147.84)  
TOTAL (\$3,374.98)

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

PRINCIPAL BALANCE OF (\$56,107.23)

INTEREST FROM 9/01/02 TO 4/1/02 @ 7.5% (\$2,445.54)  
WITH PER DIEM OF \$11.4814 THEREAFTER

LATE CHARGES OF (\$147.84)

TRUSTEE'S FEE OF (\$675.00)

TRUSTEE'S COSTS (ITEMIZED AND ESTIMATED)

TITLE REPORT (\$467.04)  
RECORDING FEES (\$300.00)  
PUBLICATION (\$700.00)  
CERTIFIED MAILING (\$5.00)  
SERVICE AND AUCTION COSTS (\$300.00)

TOTAL: \$61,147.65

State of Oregon, County of Klamath  
Recorded 04/03/2002 3:07 P m.  
Vol M02. Pg 19646-47  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said 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 said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said 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.

Said sale will be held at the hour of 10:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110 on MONDAY AUGUST 19, 2002, at the following place: Outside the front entrance, to the KLAMATH County Courthouse, 305 MAIN ST. KLAMATH FALLS, OR 97601, in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, which is the hour, date and place last set for set sale.

Other than as shown of record, neither the said beneficiary nor the said 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 the grantor or of any lessee or other person in possession of or occupying the property, except:

#406023 / 60115.044

19647

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

**PARTIES IN POSSESSION OR CLAIMING  
RIGHTS TO POSSESSION**

- POSSIBLE INTEREST IN PROPERTY

**FALCON HEIGHTS CONDOMINIUM ASSOCIATION INC.- POSS. INTEREST IN PROPERTY**

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 said 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's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: April 1, 2002.

Susan J. Robinson  
Susan J. Robinson, Successor Trustee

(If the signer of the above is a corporation,  
use the form of acknowledgment opposite.)

STATE OF WASHINGTON)

COUNTY OF KING )

The foregoing instrument was acknowledged  
before me this 1st DAY OF  
April, 2002, by SUSAN J.

L. MOODY

SHARIL L. MOODY

DANA A. LINDER

Notary Public for the

State of Washington

My commission

expires: 9-29-03

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 2002, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_,

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

**NOTICE OF DEFAULT AND  
ELECTION TO SELL**

(FORM No. 884)  
STEVENS-NESS LAW PUBL. CO., PORTLAND, OR.

Re: Trust Deed From

BEEMAN, RYAN

Grantor

To

Susan J. Robinson

Successor Trustee

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

I certify that the within instrument was  
received for record on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2002, at \_\_\_\_\_

o'clock \_\_\_\_\_ M., and recorded in book/reel/volume

No \_\_\_\_\_ on page \_\_\_\_\_ or as

fee/file/instrument/microfilm/reception No. \_\_\_\_\_

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_ Deputy