

08 AUG 13 PM 3:25

**NOTICE OF DEFAULT  
AND ELECTION TO SELL**

Vol M03 Page 58822

RE: Trust Deed from  
DORIS G. CAMPBELL

To Grantor

ASPEN TITLE & ESCROW, INC.  
(NEAL G. BUCHANAN, AS SUCCESSOR TRUSTEE)

Trustee

After recording, return to (Name, Address, Zip):  
NEAL G. BUCHANAN, Attorney  
435 OAK AVE.  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 08/13/2003 3:25 p.m.  
Vol M03 Pg 58822-58824  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

Reference is made to that certain trust deed made by DORIS G. CAMPBELL

ASPEN TITLE & ESCROW, INC. (NEAL G. BUCHANAN, AS SUCCESSOR TRUSTEE)\*, as grantor, to  
ROBERT LANDER AND GRANT THACKER, as trustee,  
in favor of ROBERT LANDER AND GRANT THACKER, as beneficiary,  
dated October 2, 2002 and signed October 4, 2002, recorded on October 4, 2002  
Klamath County, Oregon, in book/reel/volume No. M02 at page 57076, 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, Block 2, FIRST ADDITION TO KENO HILLSIDE ACRES, according to the official plat thereof on file  
in the office of the Clerk of Klamath County, Oregon.

\*Neal G. Buchanan, Attorney, was appointed Successor Trustee by instrument dated August 13, 2003.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appoint-  
ments 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: Monthly payment in the sum of  
\$606.67 (plus collection fees) due the 3rd day of June, 2003 and the 3rd day of each month thereafter; Late  
charges of 5% of the payment amount (\$30.33) for any payment not made within 15 days of the due date

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) Principal balance of the sum of \$56,000.00 together with  
interest on said sum at the rate of 13% per annum from May 2, 2003 until paid; 2) Late charges of 5%  
of the payment amount (\$30.33) for any payment not made within 15 days of the due date; 3) All costs, fees  
and expenses of the trust including the cost of title search as well as the other costs and expenses of the  
trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees  
actually incurred.

(OVER)

31.00 ✓



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 January 5, 2004, at the following place: 435 Oak Avenue, Law Offices of Neal G. Buchanan 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 THE ATTACHED EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET FORTH

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 August 13, 2003

*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 \_\_\_\_\_  
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

58824

NAME AND LAST KNOWN ADDRESS

NATURE OF RIGHT, LIEN OR INTEREST

Doris G. Campbell  
Plum Ridge Care Center  
1401 Bryant Williams Drive  
Klamath Falls, OR 97601

Grantor and Fee Owner

Joseph "R" Mountain  
803 Main Street, Suite 203  
Klamath Falls, OR 97601

Conservator/Guardian for  
Doris G. Campbell pursuant to  
Klamath County Circuit Court  
Case No. 03-02033CV

Barbara M. DiIaconi  
Boivin, Uerlings & DiIaconi, P.C.  
803 Main Street, Suite 201  
Klamath Falls, Oregon 97601

Attorney for Conservator/Guardian  
Joseph "R" Mountain

Betty Cameron  
c/o Keno Realty  
P.O. Box 377  
Keno, Oregon 97627

Trust Deed beneficiary pursuant  
to second Trust Deed recorded  
Vol. M02, Page 57080, Records of  
Klamath County, Oregon

Patricia A. DeWitt  
c/o Keno Realty  
P.O. Box 377  
Keno, Oregon 97627

Trust Deed beneficiary pursuant  
to second Trust Deed recorded  
Vol. M02, Page 57080, Records of  
Klamath County, Oregon

Jessica Ruth Jarvis Hernandez  
Hunter and Parties in Possession  
14025 Highway 66  
Klamath Falls, OR 97601

Occupant(s)

Unofficial Copy