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mtc-15299

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State of Oregon, County of Klamath
Recorded 02/01/05 11:10a m
Vol M05 Pg 07198-99
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

NOTICE OF DEFAULT AND ELECTION TO SELL;
NOTICE OF SALE
(ORS 86.705 et seq)

NOTICE IS HEREBY GIVEN that the obligation secured by the Trust Deed described below is in default and that the beneficiary has elected to foreclose the Trust Deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the Trust Deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. GRANTOR: ANTHONY P. SANTOS

TRUSTEE: MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

SUCCESSOR TRUSTEE: JAMES L. GRANTLAND, JR.

BENEFICIARY: ROBERT GARROSS

PRESENT BENEFICIARY: EDREL JAIME

2. The real property covered by the Trust Deed is more particularly described as follows:

Lot 12 in Block 17, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AFTER RECORDING, RETURN TO:

James L. Grantland, Jr.
1818 E. McAndrews Road
Medford, OR 97504

-1-

NOTICE OF DEFAULT AND ELECTION TO SELL; NOTICE OF SALE

Law Offices of
GRANTLAND, BLODGETT & SHAW, LLP
1818 E. McAndrews Rd.
Medford, OR 97504
(541) 773-6855

2609

3. The Trust Deed was recorded:

In Volume M92 at page 23480, Microfilm Records of Klamath County, Oregon on October 7, 1992 with the beneficial interest assigned by instrument recorded March 22, 1993 in Volume M93, Page 5824, Microfilm Records of Klamath County, Oregon and further assigned by instrument recorded September 8, 2004, in Vol. M04, Page 59775, Records of Klamath County, Oregon.

4. The default for which foreclosure is made:

Failure to pay the monthly payments in the amount of \$120.35 each beginning with the payment due October 25, 1998, and each month thereafter, failure to pay late payment charges in the amount of \$6.02 each beginning with the payment due October 25, 1998, and each month thereafter and failure to pay the outstanding real property taxes in the amount of \$1,137.11, plus interest.

5. The sum owing on the obligation secured by the Trust Deed is:

\$9,250.83, with interest thereon at the rate of 9% per annum from September 25, 1998, until paid, together with late payment charges of \$6.02 each, beginning with the payment due October 25, 1998, and each month thereafter and outstanding real property taxes in the amount of \$1,137.11, plus interest.

6. The beneficiary has and does elect to sell the property to satisfy the obligation.

7. The property will be sold in the manner prescribed by law on June 21, 2005, at 11:00 o'clock, A.M., as established by ORS 187.110 at the front steps of the Klamath County Courthouse at 316 Main Street, Klamath Falls, Oregon 97601.

8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date the successor trustee conducts the sale.

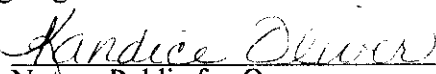
DATED: January 28, 2005.


James L. Grantland, Jr.
Successor Trustee

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this 28th day of January, 2005, the above named James L. Grantland, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.




Kandice Oliver
Notary Public for Oregon
My Commission Expires: 2/26/07

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