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**NOTICE OF DEFAULT
AND ELECTION TO SELL**Vol M05 Page 58468

RE: Trust Deed from

Christy A. Bartlett

P.O. Box 2129 OIT Branch

Klamath Falls, Oregon 97601

To

Grantor

AmeriTitle

Neal G. Buchanan, Attorney as

successor

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 07/28/05 11:58 A mVol M05 Pg 58468-471

Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4Reference is made to that certain trust deed made by Christy A. Bartlett

_____, as grantor, to
 AmeriTitle (Neal G. Buchanan as successor)* _____, as trustee,
 in favor of James H. Patton and Margie G. Patton, or the survivor thereof**, as beneficiary,
 dated September 5, 1996, recorded on September 20, 1996, in the Records of
Klamath County, Oregon, in book/reel/volume No. M-96 at page 29986, and/or as
 fee/file/instrument/microfilm/reception No. 25491 (indicate which), covering the following described real property
 situated in the above-mentioned county and state, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

* By Appointment of Successor Trustee recorded at M-03 page 07913, Neal G. Buchanan, Attorney at Law, was appointed Successor Trustee.

** The beneficial interest in the Trust Deed was assigned by instrument recorded at M-03 page 93844 to Advantage Funding, Inc., a Nevada corporation.

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:

- 1) Failure to pay the monthly payments due in the sum of \$500.00 each month for the installment due September 20, 2005 and each payment due the 20th day of each month thereafter; and 2) failure to pay the sum of \$3,000.00 due on or before August 20, 2003; and 3) failure to maintain real and mobile home taxes in a current payment status; and 4) failure to maintain hazard insurance on the premises

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 and unpaid interest in the sum of \$62,655.16, together with interest on the principal at the rate of 9.5% per annum from April 20, 2005; and
 All costs fees and expenses of the trust deed including evidence of title and the trustee's and attorney fees

WE ARE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

(OVER)

05 JUL 20 AM 11:50

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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 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 December 14, 2005, at the following place: 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

See Exhibit B, attached hereto and incorporated by this reference 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 July 28, 2005

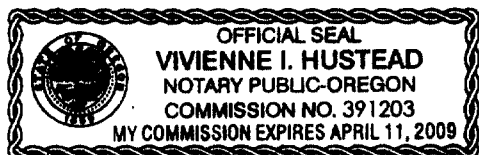
Neal G. Buchanan
Neal G. Buchanan

Successor ☒ Trustee ☐ Beneficiary (indicate which)

STATE OF OREGON, County of Klamath ss. July 2005

This instrument was acknowledged before me on July 2005
by Neal G. Buchanan, Attorney at Law

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



Vivienne I. Hustead
Notary Public for Oregon
My commission expires 4-11-09

EXHIBIT "A"
LEGAL DESCRIPTION

58470

Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM a tract of land situated within Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the Easterly right of way line of Debbie Drive, said point being North 208.45 feet from the Southwest corner of said Lot 1, said point also situated South 74 degrees 22' 53" West 815.93 feet from the Northeast corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the arc of a curve to the left (radius = 230.00 feet, central angle = 01 degree 02' 20") 4.17 feet; thence East 72.04 feet; thence South 50.00 feet; thence West 72.00 feet; thence North 45.83 feet to the point of beginning, with bearings based on said TRACT NO. 1203, COUNTRY VILLAGE.

TOGETHER WITH a 1978 SHELX 2U Mobile Home, Oregon License #X148183 and Serial #H24608293 which is situate on the real property described above.

EXHIBIT B

<u>Name and Last Known Address</u>	<u>Nature of Right, Lien or Interest</u>
Christy A. Bartlett P.O. Box 2129 OIT Branch Klamath Falls, OR 97601	Grantor, fee interest holder, and former occupant
Paddock Real Estate Co. an inactive Oregon corp. c/o Registered Agent William P. Brandsness 411 Pine Street Klamath Falls, OR 97601	Beneficiary of Trust Deed
Country Village Association, an entity not shown on the records of the Oregon Corporation Div. c/o Don Helwig, "Chairman" 2918 Debbie Drive Klamath Falls, OR 97601	Lien Claimant
Country Village Roadway Trustee Country Village Roadway Association entities not shown on the records of the Oregon Corporation Division c/o Murray Colwell 4870 Barney Court Klamath Falls, OR 97601	Lien Claimant
Country Village Road Board an entity not shown on the records of the Oregon Corporation Division c/o William T. Gardiner "Chairman" 4930 Sue Drive Klamath Falls, OR 97601	Lien Claimant
Klamath County, a political division of the State of Oregon c/o Reginald Davis, Klamath County Counsel 305 Main Street Klamath Falls, OR 97601	Warrant / Lien Claimant
Carter - Jones Collections, LLC Carter - Jones Collection Service, Inc. as assignee c/o Kent Pederson 1143 Pine Street Klamath Falls, OR 97601	Judgment Lien(s) Creditor
Sharon French 3507 Beverly Klamath Falls, OR 97603	Judgment Lien Creditor
Michael Ratliff, Attorney 905 Main Street, Suite 200 Klamath Falls, OR 97601	Attorney for Judgment Creditor French
Parties in Possession	Currently none as vacant