

MT078553

AFTER RECORDING RETURN TO:
Hershner Hunter, LLP
Attn: Lisa M. Summers
P.O. Box 1475
Eugene, OR 97440

2007-003673

Klamath County, Oregon



00016445200700036730030037

03/05/2007 11:26:35 AM

Fee: \$31.00

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER TERMS OF TRUST DEED

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor:	GLENN A. LEGGETT
Trustee:	AMERITITLE, INC.
Successor Trustee:	NANCY K. CARY
Beneficiary:	RODNEY A. DALTON, TRUSTEE FOR THE RODNEY A. DALTON PENSION TRUST

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

As described on the attached Exhibit A

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: May 31, 2006
Recording No. M06-11027
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$149.88 each, due the 31st of each month, for the months of June 31, 2006 through February 31, 2007; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$15,125.00; plus interest at the rate of 11.99% per annum from May 31, 2006; plus late charges of \$59.92; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed.

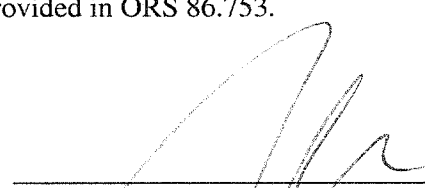
7. TIME OF SALE.

Date: July 19, 2007
Time: 11:00 a.m.
Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

31-

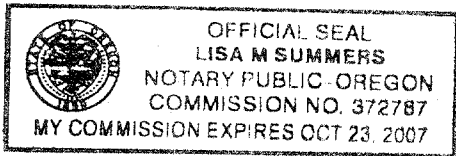
8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.


DATED: March 2, 2007.


Nancy K. Cary, Successor Trustee
Hershner Hunter, LLP
PO Box 1475
Eugene OR 97440

STATE OF OREGON)
) ss.
COUNTY OF LANE)

The foregoing instrument was acknowledged before me on March 2, 2007, by NANCY K. CARY.




Notary Public for Oregon
My Commission Expires: 10/23/2007

(TS #31405.00009)
Telephone: (541) 686-0344

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Easterly right-of-way line of The Dalles-California Highway, which point bears South along the Section line 1667.8 feet and East 491.6 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North $16^{\circ} 53' 30''$ East parallel to the Highway, 200 feet to the point of beginning; thence South $73^{\circ} 06' 30''$ East a distance of 150 feet; thence North $16^{\circ} 53' 30''$ East parallel to the Highway, 50 feet; thence North $73^{\circ} 06' 30''$ West 150 feet; thence South $16^{\circ} 53' 30''$ West along the Easterly right of way of said highway a distance of 50 feet to the point of beginning, being a portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said premises conveyed to the State of Oregon, by and through its State Highway Commission, by deed dated June 21, 1954, recorded June 25, 1954 in Book 267, page 484, Deed Records of Klamath County, Oregon.

Tax Account No: 2808-020B0-03400-000

Key No: 88559