



04/09/2007 11:45:45 AM

Fee: \$31.00

1st - 07-143

COVER SHEET
ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet **DO NOT** affect the transaction(s) contained in the instrument itself.

After recording, return to:
Keith Y. Boyd
88 East Broadway
Eugene, OR 97401

Send Tax Statements to:
Same as on file

The date of the instrument attached is 4/4/07.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)
Trustee's Notice of Default & Election to Sell

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Boyd, Keith Y.

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Kubik, Teodora Ibale

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ 7,642.01 + _____

6) RE-RECORDED to correct: _____
Trust Deed recorded as: M04-34878

31-F

AFTER RECORDING RETURN TO:
Keith Y. Boyd
88 East Broadway
Eugene, Oregon 97401

TRUSTEE'S NOTICE OF DEFAULT & ELECTION TO SELL

Reference is made to that certain trust deed made by Teodora Ibale Kubik, as grantor, to Keith Boyd, as trustee, in favor of Land Sales Group, as beneficiary, dated May 29, 2004, recorded June 1, 2004, in the mortgage records of Klamath County, Oregon, in volume no. M04 at page 34878, covering the following described real property situated in said county and state, to wit:

Lot 16, Block 8, Unit 1 of Oregon Shores, Tract 1053, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon

Keith Y. Boyd, the undersigned trustee, 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:

\$89 monthly payments from February, 2005.

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:

\$7,642.01 principal, plus interest at the rate of 12% per year from January 26, 2005; plus costs and attorneys fees.

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 11:00 o'clock, a. m., in accord with the standard of time established by ORS 187.110 on August 17, 2007, at the following place: Inside the front door of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for said 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:

NAME AND LAST KNOWN ADDRESS

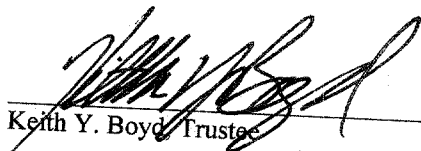
NATURE OF RIGHT, LIEN OR INTEREST

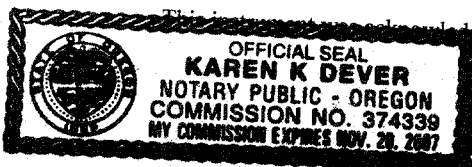
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion 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 the 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.

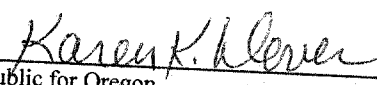
Dated this 4th day of April, 2007.

STATE OF OREGON)
) ss.
County of Lane)


Keith Y. Boyd, Trustee



This instrument was acknowledged before me on April 4, 2007 by, Keith Y. Boyd, trustee.


Notary Public for Oregon
My commission expires: 11/20/07

STATE OF OREGON,)
County of _____)

I certify that the within instrument was received for recording on the _____ day of _____, 2007, 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.

Name _____ Title _____
By _____, Deputy