

2007-007047

Klamath County, Oregon



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04/17/2007 11:18:32 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:

CHRISTOPHER A. BAGLEY
BRYANT, LOVLIE & JARVIS, P.C.
P.O. BOX 880
BEND, OR 97709-0880

NOTICE OF DEFAULT AND ELECTION TO SELL

Christopher A. Bagley, Successor Trustee under the Trust Deed described below, the beneficial interest of which was assigned to Doris Ribble, as Trustee of the Doris Ribble Trust by an Assignment of Trust Deed by Beneficiary or His Successor in Interest recorded on August 16, 2004 in Klamath County at Vol. M04, Page 53572, hereby elects to sell, pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, the real property described below at 1:00 p.m. on September 21, 2007, at the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

All obligations of performance which are secured by the Trust Deed hereinafter described are in default for reasons set forth below and the beneficiary declares all sums due under the note secured by the trust deed described herein immediately due and payable.

GRANTOR: Pamela Hayden

TRUSTEE: First American Title Insurance Company

BENEFICIARY: Marion Ribble and/or Doris Ribble, husband and wife

TRUST DEED RECORDED: February 21, 2001, in Vol. M01, Page 6871, Klamath County Records, Oregon.

PROPERTY COVERED BY TRUST DEED:

A tract of land situated in the S ½ NE ¼ Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the S ½ NE ¼ of said Section 4, said point being westerly a distance of 661 feet from the E ¼ corner of said section 4, as marked by an iron axle (as per recorded survey No 207); thence Northerly, (North by Deed Volume M-67, page 6000, as recorded in the Klamath County Deed Records) at right angles to said South line of the S ½ NE ¼ 300 feet; thence Westerly (West by said Deed Volume M-67, page 6000) parallel to said South line of the S ½ NE ¼, to the thread of Spring Creek (135 feet, more or less, to the waters edge by said Deed Volume M-76, page 6000); thence Northwesterly along the thread of said Spring Creek, to a point that bears S. 36° W. from a 5/8 inch iron pin on the Northeasterly bank of said Spring Creek, said

iron pin bears N. 60°27'09" W. a distance of 1651.55 feet from the said ¼ corner; thence N. 36° E. to said 5/8-inch iron pin; thence N. 67°28'51" E. 506.97 feet to a 5/8-inch iron pin; thence along the arc of a curve to the right (radius point bears S. 27°19'58" E. 994.45 feet and central angle = 10°17'37") 178.66 feet; thence N. 72°59'12" E. 30.29 feet; thence along a compound curve to the right (radius = 1103.04 feet and central angle = 12°30'49") 240.91 feet to a 5/8-inch iron pin; thence continuing along the arc of said curve (radius point bears S. 04°29'59" E. 3002.00 feet and central angle = 05°25'28") 284.22 feet; thence S. 89°04'31" E. 262.23 feet to the East line of the said NE ¼ as established by said survey No. 207; thence S. 00°24'23" W., along said East line 295.40 feet, more or less, to the Westerly right of way line of U.S. Highway 97 (Dalles-California Highway); thence Southwesterly, along said Westerly right of way line, to the South line of the NE ¼ of said Section 4; thence Westerly to the point of beginning.

DEFAULT: Failure to:

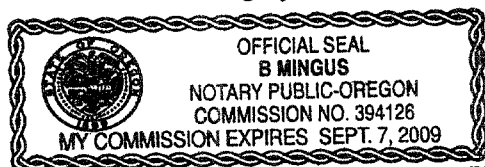
1. Pay when due the sum of \$1,000.00 on March 15, 2007;
2. Protect, preserve and maintain the property in good condition and repair by allowing Units 10, 11 and 12 to be red-tagged by Klamath County and for failure to keep/bring the electrical system in compliance with the Oregon Specialty Code and the National Electrical Code in violation of the Klamath County Code;
3. Comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property by allowing Units 10, 11 and 12 to be red-tagged by Klamath County and for failure to keep/bring the electrical system in compliance with the Oregon Specialty Code and the National Electrical Code in violation of the Klamath County Code.

SUM OWING ON OBLIGATION SECURED BY TRUST DEED: Principal balance of **\$164,500.00.**

Notice is given that any person named pursuant to Section 86.753, Oregon Revised Statutes, has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults, by payment of the entire amount due (other than such portions of principal as would not then be due had no default occurred), and by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees, at any time prior to five days before the date last set for the sale.


CHRISTOPHER A. BAGLEY, Successor Trustee

SUBSCRIBED AND SWORN TO before me this 12th day of April 2007, by Christopher A. Bagley, Successor Trustee.




NOTARY PUBLIC for Oregon

BRYANT, LOVLIE & JARVIS, PC
ATTORNEYS AT LAW, ESTABLISHED 1915

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