



05/18/2007 02:50:28 PM

Fee: \$36.00

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**NOTICE OF DEFAULT AND  
ELECTION TO SELL**

**AFTER RECORDING MAIL TO:**

William L. Larkins, Jr.  
LARKINS VACURA, LLP  
808 S.W. Third Avenue, Suite 540  
Portland, Oregon 97204

Reference is made to that certain trust deed made by Viola Salisbury, as Grantor, LPP Mortgage Ltd. f/k/a/ Loan Participant Partners, Ltd. as Trustee, and LPP Mortgage Ltd. as Beneficiary under that certain Deed of Trust dated October 7, 1993, recorded on December 14, 1993 as Instrument No. 72761, Volume M93, Page 33181 of the Deed Records of Klamath County, Oregon, as modified by instrument recorded March 7, 1995 as Instrument No. 95881, Volume M95, Page 5111 of the Deed Records of Klamath County, Oregon, covering the following described real property situated in the above-mentioned county and state, to-wit:

See Real Property description attached hereto and labeled Exhibit "A"

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: a partial payment of \$2.00 (out of a monthly payment of \$212.00) due June 7, 2006, plus the monthly payment due July 7, 2006, in the amount of \$212.00, and all monthly payments owed since that date, as well as ad valorem taxes for the tax years 2001 through 2006. By reason of the

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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: \$27,806.95; plus interest accrued through April 6, 2007 in the amount of \$716.39; plus additional per diem interest at the rate of \$3.05 daily accruing from April 7, 2007 forward; plus late fees; plus delinquent taxes, plus all of Beneficiary's attorney fees, trustee fees, recording fees, title report fees, and other expenses Beneficiary will incur in connection with this foreclosure.

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 compensation of the Trustee as provided by law, and the reasonable fees of Trustee's attorneys.

The sale will be held at the hour of 9:00 o'clock a.m., in accord with the standard of time established by ORS 187.110 on October 12, 2007 at the following place: the front steps of the Klamath County Courthouse, the address of which is 316 Main St., Klamath Falls 97601, 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.

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

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performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

William L. Larkins, Jr.  
William L. Larkins, Jr., Successor Trustee

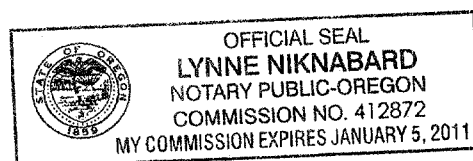
#### ACKNOWLEDGEMENT

STATE OF Oregon       )  
                                      )ss.  
County of Multnomah    )

This instrument was acknowledged before me on this 16<sup>th</sup> day of May, 2007 by William L. Larkins, Jr. as Successor Trustee.

Lynne Niknabard  
Notary Public for Oregon

My commission expires: January 5, 2011



**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

THAT PORTION OF LOTS 8, 9 & 10 IN BLOCK 8 OF RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, LYING NORTH OF THE EXTENSION OF A LINE RUNNING APPROXIMATELY EAST AND WEST LOCATED IN THE CENTER OF THE COMMON WALL SEPARATING THE BUILDING LOCATED SUBSTANTIALLY ON SAID LOT 8 AND THE BUILDING LOCATED SUBSTANTIALLY ON LOTS 9 AND 10.

Tax Parcel Number: R415358