

MT079558  
**NOTICE OF DEFAULT  
ELECTION TO SELL AND  
NOTICE OF SALE  
(ORS 86.705 to 86.795)**

After Recording:  
201 W Main, Ste 1B  
Medford, OR 97501

2007-010811

Klamath County, Oregon



00024832200700108110030039

06/15/2007 11:42:17 AM

Fee: \$31.00

The undersigned successor trustee hereby gives the notice required by the foregoing statute:

1. Grantor: DAVID O. BOWLES AND CYNTHIA C. PETTIT  
Trustee: AMERITITLE, AN OREGON CORPORATION  
Successor Trustee: ERIC R. STARK, Attorney at Law, Stark and Hammack,  
P.C., 201 West Main, Suite 1B, Medford, OR 9750;  
Present Beneficiary: JLK INVESTMENTS, AS TO AN UNDIVIDED 15/16,  
INTEREST AND ROBERT W. COX, TRUSTEE OF THE HART FAMILY  
TRUST AS TO AN UNDIVIDED 1/16 INTEREST.
2. JLK Investments, Inc., is the beneficiary under that certain Trust Deed dated November 6, 2006, and recorded November 13, 2006, as Volume 2006, Page 022664, Microfilm Records of Klamath County, Oregon..
3. The beneficial interest under said Trust Deed was assigned to Robert W. Cox, Trustee of the Hart Family Trust as to an undivided 1/16th interest by instrument dated November 10, 2006 and recorded November 13, 2006, as Volume 2006, page 022665, Microfilm Records of Klamath County, Oregon and re-recorded on December 4, 2006, as Volume 2006, page 024005, Microfilm Records of Klamath County, Oregon.
4. The legal description of the property secured by the Trust Deed is attached hereto as Exhibit "A" and by this reference incorporated herein.
5. The common street address of the real property is: Parcel 1 - 17723 Fishhole Creek Road, Bly, OR 97622; Parcel 2 - Land Only; and Parcel 3 - 5419 Blue Heron Bonanza, Oregon 97623.
6. The default for which the foreclosure is made is as follows:  
Failure to pay the interest only payments of \$1,500.00 from March 2007 to present.

31-

Failure to pay late fees from March 2007 to present.

7. The sum owing on the obligations secured by the Trust Deed is the following:  
Principal balance in the sum of \$150,000.00 with interest at the rate of 12 % per annum from March 2007 to Present, plus late fees, trustees fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the Trust Deed.
8. The beneficiary elects to sell the property to satisfy the obligation secured by the Trust Deed.
9. The time of the sale is at 10:00 am based on the standard of time established by ORS 187.110. The date and place of sale is on October 26, 2007 on the Steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, OR 97601.
10. Pursuant to ORS 86.753, the Grantor, the Grantor's Successor in interest to all or any part of the Trust property, any Beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property may have the proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees, and by curing any other default complained of in the Notice of Default, at any time prior to five (5) days before the date last set for the sale.
11. No action has been instituted to recover the debt or any part of it then remaining secured by the Trust Deed, or, if such action has been instituted the action has been dismissed.

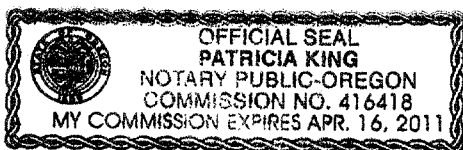
DATED this 14 day of June, 2007.

  
ERIC R. STARK  
Successor Trustee

STATE OF OREGON       )  
                                  ) ss  
County of Jackson     )

Before me, a Notary Public, personally appeared ERIC R. STARK, known to me to be the person who executed the foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed.

WITNESS my hand and seal this 13<sup>th</sup> day of June, 2007.



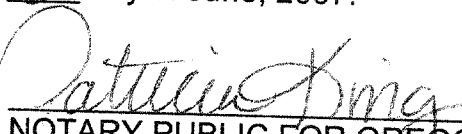
  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 04-16-2011

EXHIBIT "A"  
LEGAL DESCRIPTION

1

A parcel of land situated in the E1/2 NW1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Section corner common to Sections 1 and 12, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 6 and 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon; thence South 00° 39' 20" West a distance of 658.03 feet to a 1/2 inch iron pin; thence North 89° 38' 38" East a distance of 1319.57 feet to a 1/2 inch iron pin; thence North 00° 05' 43" West a distance of 247.60 feet to a 1/2 inch iron pin on the Southerly right of way line of State Highway No. 140 and the true point of beginning of this description; thence South 00° 05' 43" East a distance of 1563 feet, more or less; thence North 89° 37' 09" East a distance of 649 feet to a 1/2 inch iron pin; thence North 1179 feet, more or less, to a 1/2 inch iron pin on the Southerly right of way line of State Highway No. 140; thence Northwesterly along the Southerly right of way line of said State Highway No. 140 to the true point of beginning.

2

A parcel of land situated in the NE1/4 SW1/4 and SE1/4 NW1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, more particularly as follows:

Beginning at the West corner of said Section 7; thence North along the West section line of said Section 7 a distance of 658 feet to a point; thence North 89° 37' 09" East a distance of 1337 feet to the true point of beginning for this description; thence continuing North 89° 37' 09" East 1320 feet, more or less, to a 1/2 inch iron pin; thence South 00° 10' 42.5" East a distance of 1315 feet, more or less to a 5/8 inch iron pin; thence South 89° 37' 04" West a distance of 1322 feet, more or less; thence North 00° 05' 43" West a distance of 1315 feet more or less to the true point of beginning.

PARCEL 3

Lot 12 in Block 50 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.