

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



**NOTICE OF DEFAULT
AND ELECTION TO SELL**

2007-012096
Klamath County, Oregon



00026390200700120960040041

RE: Trust Deed from
Stan Thomson

To Grantor

Blair M. Henderson

Successor Trustee

After recording, return to (Name, Address, Zip):
First American Title
404 Main Street, Suite 1
Klamath Falls, OR 97601

SPACE RES
FOR
RECORDE

07/06/2007 11:12:37 AM

Fee: \$36.00

1st-890794
Reference is made to that certain trust deed made by Stan Thomson

_____, as grantor, to
AmeriTitle _____, as trustee,
in favor of Patrick Juhl _____, as beneficiary,
dated June 19, 2006 _____, recorded on June 19, 2006 _____, in the Records of
Klamath _____ County, Oregon, in book reel volume No. M06 _____ at page 12533 _____,
and/or as fee file instrument microfilm reception No. n/a _____ (indicate which), covering the following
described real property situated in the above-mentioned county and state, to-wit:

The SE 1/4 of the NW 1/4 of the NW 1/4 of Section 28, Township 40 South, Range 8
East of the Willamette Meridian, Klamath County, Oregon.

Tax Parcel Number R625746.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appoint-
ments 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:

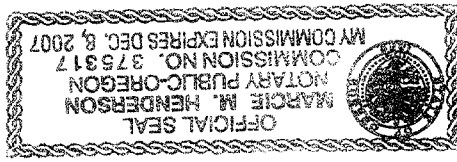
See Exhibit B, Section 1, attached hereto and by this reference incorporated herein.

By reason of the 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:

See Exhibit B, Section 2, attached hereto and by this reference incorporated herein.

(OVER)

F-41



Notary Public for Oregon
My commission expires 12-8-07

Marcie M. Henderson

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on July 5, 2007
Blair M. Henderson
This instrument was acknowledged before me on _____
by _____
by _____
as _____
of _____

Trustee Beneficiary (indicate which)
Successor

DATED July 5, 2007

[Signature]

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

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 compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The sale will be held at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on November 29, 2007, at the following place: Front steps of Klamath County Courthouse, 316 Main Street in the City of Klamath Falls, Klamath County, Klamath

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, except:

Name and Last Known Address _____
Nature of Right, Lien or Interest _____

See Exhibit A, attached hereto and by this reference incorporated herein.



EXHIBIT A

Name and Last Known Address	Nature of Right, Lien or Interest
Carter-Jones Collection Service Kent Pederson, Registered Agent 1143 Pine Street Klamath Falls, OR 97601	Judgment in Case No. 0602835CVT, entered on August 7, 2006, in the amount of \$1,389.55, plus interest, costs, if any.
Winema Electric, Inc. William L. Schmeck, Registered Agent P. O. Box 173 Klamath Falls, OR 97601	Judgment in Case No. 0604622CVT, entered on January 24, 2007, in the amount of \$370.00, plus interests, costs, if any.
American Sanitation, Inc. Jann Garee, Registered Agent 3020 Vale Road Klamath Falls, OR 97603	Notice of Lien recorded on February 14, 2007, in Volume 2007, Page 2548, in the records of Klamath County, Oregon, in the amount of \$401.00.

EXHIBIT B

SECTION 1:

The sum of \$27,000.00 due and payable July 2, 2006, with interest at the rate of 10% per annum from July 2, 2006, until paid; cost of foreclosure report, attorney's fees, trustee's fees, together with any other sums due or that may become due under the Note or by reason of this foreclosure and any further advances made by Beneficiary as allowed by the Note and Deed of Trust.

SECTION 2:

The sum of \$27,000.00 with interest at the rate of 10% per annum from July 2, 2006, until paid; cost of foreclosure report, attorney's fees, trustee's fees, together with any other sums due or that may become due under the Note or by reason of this foreclosure and any further advances made by Beneficiary as allowed by the Note and Deed of Trust.