

MT080295

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

2007-014459
Klamath County, Oregon



08/16/2007 11:29:07 AM

Fee: \$31.00

**NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**

Reference is made to a certain trust deed ("Trust Deed") made, as follows:

Sherri L. Boyd and Stanley C. Smith, as Tenants in Common, each as to an undivided 1/2 interest, Grantor; AmeriTitle, Trustee; and Carol A. Hoskins, Beneficiary, recorded in Volume M02, Page 34234, and rerecorded in Volume M02, Page 34413, Official/Microfilm Records, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon, commonly known as 5081 Harlan Drive, Klamath Falls, OR 97603 ("Property"):

See attached Exhibit "A"

The defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Failed to make the monthly payment of \$448.48 due May 12, 2007, and monthly payments thereafter, failed to pay 2005-2006 and 2006-2007 Klamath County real property taxes.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

\$70,258.02 plus interest thereon at the rate of 6% per annum from May 23, 2007, until paid; 2005-2006 and 2006-2007 Klamath County real property taxes in the total amount of \$1,745.08 plus interest, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will, on December 27, 2007, at the hour of 10:00 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the following place: Offices of Brandsness, Brandsness & Rudd, P.C., 411 Pine Street, Klamath Falls, Oregon, sell at public auction to the highest bidder for cash the interest in the above-described Property, which the grantor had or had power to convey at the time of the execution by grantor of the said Trust Deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. 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 sum 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's fees not exceeding the amounts provided by said ORS 86.753.

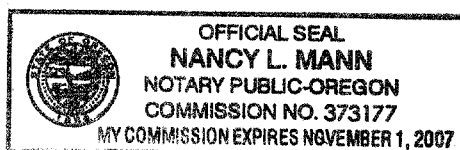
In construing this notice, the singular includes the plural, the word "grantor" includes each and every grantor, any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Deeds of Trust, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: August 15, 2007.

Andrew C. Brandsness, Successor Trustee
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 15 day of August, 2007, the above-named Andrew C. Brandsness and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon
My Commission expires: 11-1-07

31 AMT

EXHIBIT "A"

The Southeasterly 61.5 feet of Lot 30, HOMEDALE, more particularly described as follows:
Beginning at a point on the Northeasterly boundary of Harlan Drive, which point is the most Southerly corner of said Lot 30; thence Northwesterly along said boundary of Harlan Drive, a distance of 61.5 feet; thence Northeasterly parallel to the Southeasterly line of said Lot 3, 300 feet, more or less, to the Northeasterly line of Lot 30, thence Southeasterly along the Northeasterly line of Lot 30, a distance of 61.5 feet, more or less, to the most Easterly corner of said lot; thence Southwesterly along the Southeasterly line of said Lot 30 a distance of 300 feet, more or less, to the point of beginning.