



00039654200800015450030036

02/05/2008 03:33:37 PM

Fee: \$31.00

**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL****ATE: 65536**

Eric B. Wilkinson and Adria D. Wilkinson, or the survivor, as grantors, made, executed and delivered to Aspen Title and Escrow as trustee, to secure the performance of certain obligations including the payment of the principal sum of \$14,000.00, in favor of Vernon G. Ludwig and Ofelia Ludwig, or the survivor, as beneficiaries, that certain trust deed dated February 10, 1999, and recorded February 24, 1999, in the official records of Klamath County, Oregon, in Volume M-99, Page 6484, covering the following described real property situated in said county:

Lot 1, Block 34, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The beneficial interest in the above trust deed was assigned by instrument recorded December 14, 2007, in Book 2007, Page 20962 to Larry S. Beights and Paula S. Beights, husband and wife.

There is a default by the grantor owing the obligations in that the grantor has failed to pay, when due, the following sums thereon:

The final principal payment of \$132.29 plus accrued interest.

which are now past due, owing and delinquent. Grantor's failure just described is the default for which the foreclosure mentioned below is made, in addition to Grantor's failure to pay real property taxes for tax years 2005-2006, 2006-2007, and 2007-2008.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately due, owing and payable, said sums being the following, to wit:

\$132.29, together with interest thereon at the rate of 12% per annum from September 22, 2006, until paid, plus a late fee of \$12.36, plus the sum of \$790.35 paid by Assignees to prevent tax foreclosure by the Klamath County Tax Office, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary or their predecessors pursuant to the terms of said trust deed.

Notice hereby is given that the undersigned, by reason of said default, has elected and hereby does elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Section 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any

DAVIS, HEARN  
SALADOFF & BRIDGES  
A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(541) 482-3111 FAX (541) 488-4455  
www.davishearn.com

*Trustee's Notice of Default  
and Election to Sell -1-*

**\$31-A**

interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including a reasonable charge by the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 o'clock, a.m., Pacific Time, as established by Section 187.110 of Oregon Revised Statutes, on July 1, 2008, at the following place: Aspen Title and Escrow, 525 Main Street, Klamath Falls, OR 975601.

Other than as shown of record, the trustee has no 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 the grantor or of any lessee or other person in possession of or occupying the property, except:

<u>NAME AND LAST KNOWN ADDRESS</u>	<u>NATURE OF RIGHT, LIEN OR INTEREST</u>
------------------------------------	--

Eric B. Wilkinson c/o Klamath County Jail 3201 Vandenberg Road Klamath Falls, OR 97603
---

Grantor, Fee Simple
---------------------

Adria D. Wilkinson c/o Klamath County Jail 3201 Vandenberg Road Klamath Falls, OR 97603
--

Grantor, Fee Simple
---------------------

State of Oregon Klamath County Circuit Court Klamath County Courthouse 316 Main Street Klamath Falls, OR 97601
--

Judgment Creditor
-------------------

Carter-Jones Collection LLC 1143 Pine Street Klamath Falls, OR 97601
--

Judgment Creditor
-------------------

Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees, at any time prior to

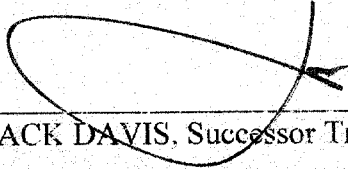
*Trustee's Notice of Default  
and Election to Sell -2-*

DAVIS, HEARN  
SALADOFF & BRIDGES  
A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(541) 482-3111 FAX (541) 488-4455  
www.davishearn.com

five days before the date set for said sale.

DATED this 21<sup>st</sup> day of January, 2008.

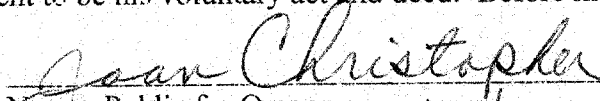
DAVIS, HEARN, SALADOFF & BRIDGES  
A Professional Corporation

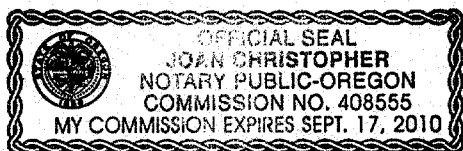


JACK DAVIS, Successor Trustee

STATE OF OREGON       )  
                                  ) §  
COUNTY OF JACKSON   )

On this 31<sup>st</sup> day of January, 2008, personally appeared the above-named JACK DAVIS and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

  
Notary Public for Oregon  
My Commission Expires: 9/17/2010



*Trustee's Notice of Default  
and Election to Sell -3-*

DAVIS, HEARN  
SALADOFF & BRIDGES  
A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(541) 482-3111 FAX (541) 488-4455  
[www.davishearn.com](http://www.davishearn.com)