

MT080421

2008-003014

Klamath County, Oregon



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03/10/2008 03:34:13 PM

Fee: \$26.00

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

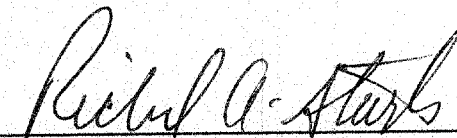
The undersigned successor trustee hereby gives the notice required by the foregoing statute:

1. Grantor: Renee Brown, 109330 Hwy. 97 North, Klamath Falls, Oregon 97601.  
  
Trustee: AmeriTitle, 300 Klamath Avenue, PO Box 5017, Klamath Falls, Oregon 97601.  
  
Successor Trustee: Richard A. Stark, Attorney at Law, Stark and Hammack, P.C., 201 West Main, Suite 1B, Medford, OR 97501;  
  
Present Beneficiary: Kimberly Thompson; Irene E. St. Germaine, Trustee; Susan Weiss; Donald A. Macri and Melissa K. Macri, Trustees; Marilyn M. Roydan, Trustee; John H. Tindall and Nancy J. Tindall, Trustees; Duncan Lemmon; Darlene Edgington; and Rex H. Stevens, Trustee.
2. The Trust Deed was recorded on the 29<sup>th</sup> day of April, 2005 in Volume M05, page 30839, Microfilm Records of Klamath County, Oregon. An Addendum to Deed of Trust was recorded on April 3, 2006 in Volume M06, page 06356, Microfilm Records of Klamath County, Oregon.
3. The legal description of the property secured by the Trust Deed is more particularly described as follows:  
  
LOT 2 and 3 in Block 7, ORIGINAL TOWN OF CHEMULT, according to the official plat thereof file in the office of the County Clerk of Klamath County, Oregon.
4. The common street address of the real property is: 109330 Hwy. 97 North, Klamath Falls, Oregon.
5. The default for which the foreclosure is made is as follows:  
  
Failure to pay the principal and interest on August 1, 2007.  
  
Failure to pay late fees of ten percent (10%) of the payment.  
  
Failure to pay real property taxes for Fiscal Year 2004/2005 in the amount of \$596.29, plus interest; 2005/ 2006 in the amount of \$631.51, plus interest; and 2006/2007 in the amount of \$865.17, plus interest.

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7. The sum owing on the obligations secured by the Trust Deed is \$218,000.00, plus interest at the default rate of thirty-one percent (31%) per annum after August 1, 2007., plus a late charge in the amount of ten percent (10%) of the delinquent payment paid fifteen (15) days after its due date, plus real property taxes, trustee's fees, attorney 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 2:00 pm based on the standard of time established by ORS 187.110. The date and place of original sale date was on January 18, 2008 at the Main Entrance to the Klamath County Courthouse, 316 Main Street, Klamath Falls, OR 97601 which was continued by public proclamation at the original sale date to March 21, 2008 at the same place Main Entrance to 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.

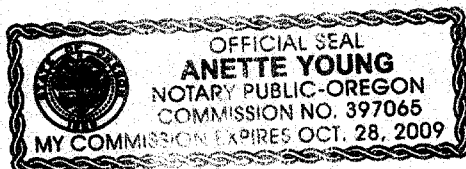
DATED this 21<sup>st</sup> day of January, 2008.

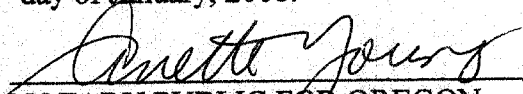
  
RICHARD A. STARK  
Successor Trustee

STATE OF OREGON           )  
  ) ss  
County of Jackson        )

Before me, a Notary Public, personally appeared RICHARD A. 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 21<sup>st</sup> day of January, 2008.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/28/09