

EC

NO PART OF ANY STEVENS-NESS FORM MAY BE RE

NOTICE OF DEFAULT  
AND ELECTION TO SELL

RE: Trust Deed from

Richard Lippincott, Jr. &amp; Mary Lippincott

PMB 191

Sante Fe, NM 87505-3262

To

Grantor

Klamath Cty Title nka First American Title

404 Main Street

Klamath Falls, OR 97601

Trustee

After recording, return to (Name, Address, Zip):

James R. Uerlings

Boivin, Uerlings &amp; DiIaconi, P.C.

803 Main Street, Ste 201

Klamath Falls, OR 97601

2008-007847

Klamath County, Oregon



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05/29/2008 03:28:14 PM

Fee: \$26.00

SPACE RESEF  
FOR  
RECORDER'S

Reference is made to that certain trust deed made by Richard R. Lippincott, Jr. and Mary J. Lippincott, as grantor, to Klamath County Title, nka First American Title, an Oregon corporation, as trustee, in favor of Gordon F. Webb, as beneficiary, dated June 29, 1981, recorded on August 6, 1981, in the Records of Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. M81 at page 14049, and/or as ~~file~~ ~~instrument~~ ~~microfilm~~ ~~description~~ No. ~~xxxxxxxxxxxxxx~~ (indicate which), covering the following described real property situated in the above-mentioned county and state, to-wit:

Lot 20, Block 7 of Mountain Lake Homesites, Tract 1017, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

- 1) Failure to make payment of \$11,803.24 on August 25, 1999.

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:

- 1) Principal in the amount of \$11,803.24, plus interest from March 31, 2008 accruing at a per diem rate of \$1.72 beginning April 1, 2008 and continuing until paid; 2) beneficiary's attorney fees, trustee fees and all costs of foreclosure as permitted under ORS Chapter 86; and, 3) any property taxes and/or insurance premiums advanced by beneficiary to protect this interest.

(OVER)

Returned to County



Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose 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 11:30 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on October 15, 2008, at the following place: front steps of the Klamath County Courthouse at 316 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

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

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.

DATED

5/29/08

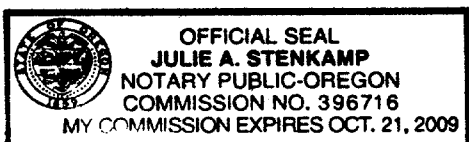
James R. Uerlings

Successor ☒ Trustee ☐ Beneficiary (indicate which)

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on MAY 29, 2008  
by James R. Uerlings, as Successor Trustee

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Julie Stenkamp  
Notary/Public for Oregon

My commission expires 10/21/09