

2008-014402

Klamath County, Oregon



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10/22/2008 09:30:43 AM

Fee: \$36.00

NOTICE OF DEFAULT AND ELECTION TO SELL;
TRUSTEE'S NOTICE OF SALE
(ORS 86.705 et seq)

NOTICE IS HEREBY GIVEN that the obligation secured by the Trust Deed described below is in default and that the beneficiary has elected to foreclose the Trust Deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the Trust Deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. GRANTOR: SANDRA G. HANAN and ELDON L. MILLER

TRUSTEE: LAWYERS TITLE INSURANCE CORPORATION, a Virginia
corporation

SUCCESSOR TRUSTEE: James L. Grantland, Jr.

BENEFICIARY: BILL F. SMITH, JR. and JENNIFER L. SMITH, or the survivor of
them.

2. The real property covered by the Trust Deed is more particularly described as follows:

Lot 9 in Block 7, WEST CHILOQUIN, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

**AFTER RECORDING, RETURN TO: GRANTLAND, BLODGETT, SHAW & ABEL
1818 E. McANDREWS ROAD
MEDFORD, OR 97504**

-1- NOTICE OF DEFAULT AND ELECTION TO SELL; TRUSTEE'S NOTICE OF SALE

Law Offices of
GRANTLAND, BLODGETT, SHAW & ABEL, LLP
1818 E. McAndrews Rd.
Medford, OR 97504
(541) 773-6855

3. The Trust Deed was recorded:

As Instrument No. M06-12892 on June 23, 2006.

4. The default for which foreclosure is made:

- a. Failure to pay the monthly payment in the amount of \$633.00 due July 21, 2008, and each month thereafter.
- b. Failure to pay late fees in the amount of \$27.50 each for the payment due July 21, 2008, and each month thereafter.

5. The sum owing on the obligation secured by the Trust Deed is:

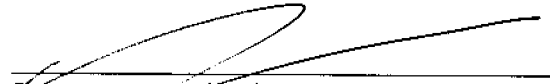
\$44,000.00, plus interest at the rate of 15% per annum from June 21, 2008, until paid, together with monthly late payment charges in the amount of \$27.50 each from June 21, 2008.

6. The beneficiary has and does elect to sell the property to satisfy the obligation.

7. The property will be sold in the manner prescribed by law on March 11, 2009 at 11:00 o'clock, A.M., as established by ORS 187.110 on the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date the successor trustee conducts the sale.

DATED this 20 day of October, 2008.


James L. Grantland, Jr.
Successor Trustee

-2- NOTICE OF DEFAULT AND ELECTION TO SELL; TRUSTEE'S NOTICE OF SALE

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STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this 20 day of October, 2008, the above named James L. Grantland, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.



Kandice Oliver
Notary Public for Oregon
My Commission Expires: 2/26/2011

-3- NOTICE OF DEFAULT AND ELECTION TO SELL; TRUSTEE'S NOTICE OF SALE

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