

WC 83613

2009-003078

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Hershner Hunter, LLP

Attn: Lisa M. Summers

P.O. Box 1475

Eugene, OR 97440



00061742200900030780030033

03/02/2009 11:28:45 AM

Fee: \$31.00

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER TERMS OF TRUST DEED

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor:	CATHERINE A. TREMBLE
Trustee:	ASPEN TITLE AND ESCROW, INC.
Successor Trustee:	NANCY K. CARY
Beneficiary:	UMPQUA BANK, ASSIGNEE OF SECURITY BANK

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

As described in the attached Exhibit A.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: December 28, 2000
Recording: Vol: M00, Page: 46793
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: A payment in the amount of \$388.00 due for the month of June 2008, plus payments in the amount of \$542.00 due for the months of July 2008 through February 2009; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$52,255.25; plus interest at the rate of 7.875% per annum from May 1, 2008; plus late charges of \$255.00; plus advances and foreclosure attorney fees and costs.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed.


7. TIME OF SALE.

Date: July 23, 2009
Time: 11:00 a.m.
Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

31amt

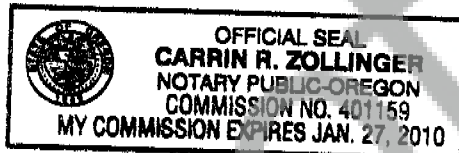
8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.


DATED: February 26, 2009.


Nancy K. Cary, Successor Trustee
Hershner Hunter, LLP
PO Box 1475
Eugene OR 97440

STATE OF OREGON)
) ss.
COUNTY OF LANE)

The foregoing instrument was acknowledged before me on February 26, 2009, by NANCY K. CARY.




Notary Public for Oregon
My Commission Expires: 1/27/2010

(TS #30057.30237)
Telephone: (541) 686-0344

Exhibit A

The SE1/4 of the SW1/4 of the NE1/4 and the SW1/4 of the SE1/4 of the NE1/4, Section 2, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 970 feet.

Together with easements as conveyed by documents recorded in Book M00, page 39860, 39863, 39866 and 39869, Microfilm Records of Klamath County, Oregon.

ALSO Together with easements as conveyed by documents recorded in Book M04, page 10584 Microfilm Records of Klamath County, Oregon.