



05/04/2009 02:14:53 PM

Fee: \$26.00

NOTICE OF DEFAULT AND ELECTION TO SELL

John A. Berge, Successor Trustee under the Trust Deed described below, hereby elects to sell, pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, the real property described below at **10:30 a.m. on October 2, 2009**, at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

All obligations of performance which are secured by the Trust Deed hereinafter described are in default for reasons set forth below and the beneficiary declares all sums due under the note secured by the trust deed described herein immediately due and payable.

GRANTOR: **C Corp, Inc.**
An Oregon corporation

BENEFICIARY: **Running Y Resort, Inc.**
An Oregon corporation

TRUST DEED RECORDED: October 6, 2004, at Volume M04, Page 67692-705, in the Microfilm Records of Klamath County, Oregon.

PROPERTY COVERED BY TRUST DEED: Lots 694, 695, 696, 697, 698, 699 and 700, RUNNING Y RESORT, PHASE 8 recorded May 5, 2000 in the office of the County Recorder, Klamath County, Oregon.

DEFAULT: Failure to pay on each of the following lots:

Lot 694

1. Lot Price in the amount of **\$48,000.00**;
2. Real Property Taxes in the amount of **\$704.64**;
3. Homeowners' Association Dues in the total amount of **\$1,474.80**;

Lot 695

1. Lot Price in the amount of **\$48,000.00**;
2. Real Property Taxes in the amount of **\$704.64**;
3. Homeowners' Association Dues in the total amount of **\$1,474.80**;

Lot 696

1. Lot Price in the amount of **\$48,000.00**;
2. Real Property Taxes in the amount of **\$704.64**;
3. Homeowners' Association Dues in the total amount of **\$1,474.80**;

Lot 697

1. Lot Price in the amount of **\$48,000.00**;
2. Real Property Taxes in the amount of **\$704.64**;
3. Homeowners' Association Dues in the total amount of **\$1,474.80**;

Lot 698

1. Lot Price in the amount of **\$48,000.00**;
2. Real Property Taxes in the amount of **\$704.64**;
3. Homeowners' Association Dues in the total amount of **\$1,474.80**;

Lot 699

1. Lot Price in the amount of **\$48,000.00**;
2. Real Property Taxes in the amount of **\$704.64**;
3. Homeowners' Association Dues in the total amount of **\$458.70**;

Lot 700

1. Lot Price in the amount of **\$48,000.00**;
2. Real Property Taxes in the amount of **\$704.64**;
3. Homeowners' Association Dues in the total amount of **\$1,474.80**;

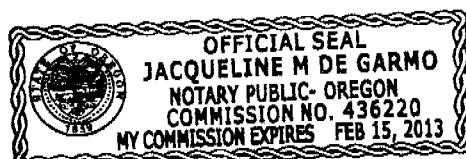
Other – Trustee's Sale Guarantee: **\$1,022.00**.

SUM OWING ON OBLIGATION SECURED BY TRUST DEED: Principal balance of **\$336,000.00** in total for all Lots referenced herein with interest at 10 percent per annum from October 5, 2006, the maturity date, until paid, together with additional amounts owing on each lot as referenced above.

Notice is given that any person named pursuant to Section 86.753, Oregon Revised Statutes, has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults, by payment of the entire amount due (other than such portions of principal as would not then be due had no default occurred), and by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees, at any time prior to five days before the date last set for the sale.


JOHN A. BERGE, Successor Trustee

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2009, by John A. Berge, Successor Trustee.




NOTARY PUBLIC for Oregon