

EC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



# **NOTICE OF DEFAULT AND ELECTION TO SELL**

RE: Trust Deed from  
DEBORAH J. ALLEN and  
JOSEPH L. RIESCH and  
JOAN R. RIESCH

To Grantor

ASPEN TITLE & ESCROW, INC.  
(Neal G. Buchanan, Attorney at Law  
as Successor)

Trustee

After recording, return to (Name, Address, Zip):  
NEAL G. BUCHANAN  
435 Oak Avenue  
Klamath Falls OR 97601

**2009-011747**

**Klamath County, Oregon**



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Fee: \$26.00

Reference is made to that certain trust deed made by DEBORAH J. ALLEN and JOSEPH L. RIESCH and JOAN R. RIESCH, as grantor, to ASPEN TITLE & ESCROW, INC., as trustee, in favor of ALETHA WOOD and CLARA HOWARD, with full rights of survivorship, as beneficiary, dated August 18, 2002, recorded on August 20, 2002, in the Records of Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. M02 at page 46892, and/or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. (indicate which), covering the following described real property situated in the above-mentioned county and state, to-wit:

Lot 11 in Block 8, NORTH BLY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

TOGETHER WITH a certain 1973 Bendy manufactured structure bearing Oregon Plate No. X220493 and VIN No. 2831UX which is firmly affixed thereto.

By Appointment of Successor Trustee recorded at Vol. 2009-007977, Neal G. Buchanan, Attorney at Law, was appointed as Successor Trustee.

By Assignment of Note and Trust Deed recorded at Vol. 2009-003619, Aletha Wood, the Surviving Beneficiary, assigned her beneficiary's interest unto A.L. Wood, Trustee, or her successors in interest under the Aletha L. Wood Living Trust dated February 26, 2009.

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: The payment due the 19th day of April, 2008, in the amount of \$625.00 per month, together with collection escrow fees and late payment charges.

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 balance in the sum of \$74,927.64, together with interest thereon at the sum of 6% from August 18, 2008, until paid; and 2) Late payment fees as provided for by the Promissory Note; and 3) All costs, fees and expenses of the Trust, including the cost of title search as well as the other costs and expenses of the Trustee incurred in connection with or enforcing the obligation, and Trustee's and Attorney fees actually incurred.

(OVER)

Sharon J. Brown  
Notary Public for Oregon  
My commission expires 2-13-11