

2009-014716

Klamath County, Oregon



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11/17/2009 09:54:04 AM

Fee: \$42.00

**NOTICE OF DEFAULT
ELECTION TO SELL AND
NOTICE OF SALE
(ORS 86.705 to 86.795)**

The undersigned successor trustee hereby gives the notice required by the foregoing statute:

1. Grantor: BRANDON D. COONS and AMANDA D. COONS, as tenants by the entirety.

Trustee: AMERITITLE, an Oregon Corporation.

Successor Trustee: ERIC R. STARK, Attorney at Law, Stark and Hammack, P.C., 201 West Main, Suite 1B, Medford, OR 9750;

Beneficiary: ROBERT W. COX and JANICE COX, or the survivor thereof.

2. The Trust Deed was recorded on the 29th day of July, 2008 as document number 2008-010762, in the Official Records of Klamath County, Oregon.
3. The legal description of the property secured by the Trust Deed is attached hereto as follows:

Lot 12, Block 50, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

4. The common street address of the real property is: 5419 Blue Heron Drive, Bonanza, Oregon.

5. The default for which the foreclosure is made is as follows:

Failure to pay the monthly payments in the sum of \$593.87 for May through September 2009, plus payments due thereafter.

Failure to pay late fees of \$29.69 each month incurred beginning May 2009, plus late fees incurred thereafter.

Failure to pay real property taxes for tax years 2008-2009 and 2009-2010 in the total sum of \$1,158.07

7. The sum owing on the obligations secured by the Trust Deed is the following:

Principal balance in the sum of \$70,674.40 with interest at the rate of 8% per annum from May 10, 2009 to present, plus late fees, real property taxes, trustees fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the Trust Deed.

8. The beneficiary elects to sell the property to satisfy the obligation secured by the Trust Deed.

9. The time of the sale is at 10:00 am based on the standard of time established by ORS 187.110. The date and place of sale is on Friday, April 2nd, 2010 at the law office of Eric R. Stark, 201 West Main Street, Suite 1B, Medford, OR 97501.

10. Pursuant to ORS 86.753, the Grantor, the Grantor's Successor in interest to all or any part of the Trust property, any Beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property may have the proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees, and by curing any other default complained of in the Notice of Default, at any time prior to five (5) days before the date last set for the sale.

11. No action has been instituted to recover the debt or any part of it then remaining secured by the Trust Deed, or, if such action has been instituted the action has been dismissed.

DATED this 13th day of November, 2009.

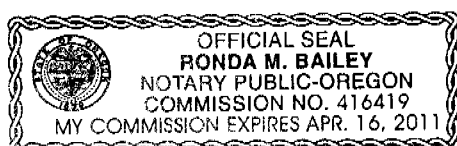


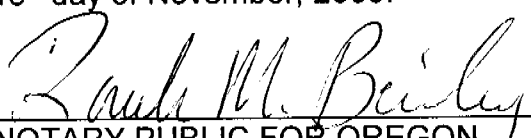
ERIC R. STARK
Successor Trustee

STATE OF OREGON)
) ss
County of Jackson)

Before me, a Notary Public, personally appeared ERIC R. STARK, known to me to be the person who executed the foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed.

WITNESS my hand and seal this 13th day of November, 2009.





NOTARY PUBLIC FOR OREGON