

2010-005990

Klamath County, Oregon



00084351201000059900020021

05/17/2010 02:11:44 PM

Fee: \$42.00

Grantor:
JON L. CRAWFORD and THERESA L. PAULIN

Trustee:
LAWYERS TITLE INSURANCE COMPANY

After recording return to: Eric Lee Niemeyer, Attorney at Law
601 Willamette Ave
Medford, OR 97504
ME 67678

NOTICE OF DEFAULT AND ELECTION TO SELL

Notice is hereby provided regarding that certain trust deed made by JON L. CRAWFORD and THERESA L. CRAWFORD, grantor, LAWYERS TITLE INSURANCE COMPANY, trustee, and JERRY and DELORES NIEMEYER beneficiary, under that certain trust deed dated 12-04-06, recorded on 12-07-06, as instrument No. 2006-24259 in the records of Klamath County, Oregon, to wit:

Real property in the County of Klamath, State of Oregon, described as follows: The Northwesternly 55 feet of lots 1 and 2. Block 19. FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. CODE 001 MAP 3809-029CD TL 03900 KEY #368578

The undersigned hereby certifies that no assignment 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).

Grantor or other person owing an obligation has defaulted such performance being 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:

- Monthly payments of \$ 280.00, interest only payments due on May 6, 2007 until paid,
- Late penalty charges in the amount of \$14.00 per month if not paid within 15 days of due date;
- The principal sum of \$28,000.00, due on December 6, 2007.

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 as of the date of this notice:

- \$38,864 (monthly interest payments, late fees, and principle balance);
- Title expense, costs, trustee's fees and attorney's fees incurred herein because of said default.

Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.


The property will be sold in the manner prescribed by law on September 30, 2010 at 1:00 p.m. pacific time as established by ORS 187.110, at the front steps of Klamath County Circuit Court located at: 316 Main Street, Klamath Falls, Oregon, which is the hour, date and place last set for the sale.

AK12

Interested persons are notified of the right under ORS 86.753 to have this proceeding 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, 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 (5) days before the date the successor trustee conducts the sale.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

IN WITNESS WHEREOF, the Successor Trustee voluntarily signs this instrument,


Eric Lee Niemeyer

Successor Trustee.

STATE OF OREGON)
County of JACKSON) ss.

ERIC LEE NIEMEYER signed and acknowledged this instrument before me on,

DATE: May 13, 2010

Notary Public for OREGON

My Commission Expires: APRIL 4, 2013



