

2010-006301

Klamath County, Oregon



00084718201000063010020028

05/25/2010 10:44:57 AM

Fee: \$42.00

RE: Trust Deed from

Michael C. Camara & Melanie C. Camara, *Grantor*
6824 Greenery Court
Las Vegas, NV 89130

to

David M. Vandenberg, *Trustee*
P.O. Box 351
Lakeview, OR 97630

AFTER RECORDING RETURN TO:

James C. Lynch
P. O. Box 351
Lakeview, OR 97630

STATE OF OREGON, County of Klamath) ss:

I certify that the within instrument was received
for record on the _____ day of _____,
_____, at _____ o'clock _____.M., and recorded
in book/reel/volume No. _____ on page _____
Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Name _____ Title _____

By: _____ Deputy _____

NOTICE OF DEFAULT AND ELECTION TO SELL

Michael C. Camara and Melanie C. Camara, as grantor, made, executed and delivered to **Aspen Title and Escrow, Inc.**, as trustee, to secure performance of certain obligations including the payment of the principal sum of \$38,000.00 in favor of **Shirley Jean Rhodes, Sole Trustee of the Rhodes Family Trust dated April 3, 2002**, as beneficiary, that certain trust deed dated June 23, 2004, and recorded July 20, 2004, in volume M04 at page 47411-13 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county:

Lots 11, 12, 13 and 14, LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary except the assignment by beneficiary Shirley Jean Rhodes as sole trustee of the Rhodes Family Trust dated April 3, 2002 to Shirley Jean Rhodes as an individual, and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the county in which the above described real property is situate and that the beneficiary is the owner and holder of the obligations, the performance of which is secured by said trust deed; further, that no action, suit or proceeding has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed.

There is a default by the grantor owing the obligations, the performance of which is secured by said trust deed, with respect to provisions therein which authorize sale in the event of default of such provision, in that the grantor has failed to pay, when due, the following sums thereon: monthly payments of \$272.24 for the month of October, 2008, and continuing on the 20th day of each month thereafter until paid; plus real property taxes of \$678.12 plus interest thereon; plus attorney fees and any other costs incurred which are now past due, owing and delinquent. Grantor's failure just described is the default for which the foreclosure mentioned below is made.

By reason of said default, the beneficiary has declared all obligations secured by said trust deed immediately due, owing and payable, said sums being the following, to-wit: \$33,522.50 principal plus interest thereon accruing at the rate of six percent (6%) per annum from October 20, 2008; plus real property taxes of \$678.12 plus interest thereon accruing at the rate of sixteen percent (16%) per annum; plus attorney fees and costs of \$2,500.00.

Notice hereby is given that the undersigned, by reason of said default, has elected and he hereby does elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including a reasonable charge by the trustee as provided by law, and the reasonable fees of trustee's attorneys.

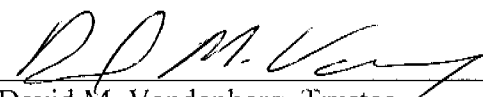
Said sale will be held at the hour of ten o'clock, a.m., Standard Time, as established by Section 187.110 of Oregon Revised Statutes on October 1, 2010, at the following place: front steps of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

Other than as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except: None

Notice is further given that any person named in section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees, at any time prior to five days before the date set for said sale.

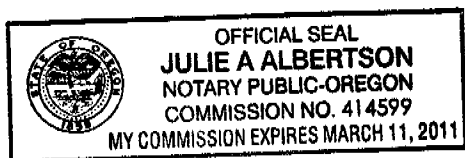
In construing this notice and whatever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed, the word "trustee" includes any successor-trustee, and the word "beneficiary" includes any successor in interest of the beneficiary first named above.

DATED: May 14, 2010.

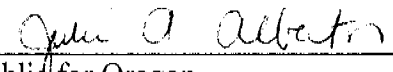

David M. Vandenberg, Trustee

STATE OF OREGON, County of Lake) ss.

On May 14, 2010, personally appeared the above named DAVID M. VANDENBERG and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:


Notary Public for Oregon
My commission expires: 03-11-2011