

WTC 87702

2010-007167

Klamath County, Oregon

After recording, return to:

Greenen & Greenen, PLLC
1104 Main St., Suite 400
Vancouver, WA 98660



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06/11/2010 11:17:56 AM

Fee: \$52.00

NOTICE OF DEFAULT AND ELECTION TO SELL

GRANTOR: JON MARS
BENEFICIARY: AMERICAN EAGLE MORTGAGE #100, LLC
TRUSTEE: RONALD W. GREENEN

TO: JON MARS
PO BOX 102
MITCHELL, OR 97750-0102

JON MARS
PO BOX 41
MITCHELL, OR 97750

JON MARS
34021 E. YAK LANE
BONANZA, OR 97623

JON AND SHARON MARS
39675 HWY 207 S
SPRAY, OR 97874

KLAMATH FALLS FOREST ESTATES UNIT 4
ROAD MAINTENANCE ASSOCIATION
4751 BELLM DR UNIT 409
KLAMATH FALLS, OR 97603-8902

Reference is made to that certain trust deed made by JON MARS, as grantor, to AMERITITLE TITLE COMPANY, as trustee, in favor of AMERICAN EAGLE MORTGAGE #100, LLC, as beneficiary, dated June 4, 2003, recorded June 9, 2003, in the mortgage records of Klamath, Oregon, in Volume M03 Page 39092-95, covering the following described real property situated in said county and state, to-wit:

Lot 4, Block 75 KLAMATH FALLS FOREST ESTATES, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of the Klamath County, Oregon.

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52Amt

More commonly known as: 34021 E YAK LANE, BONANZA OREGON 97623

The beneficial interest is presently held by AMERICAN EAGLE MORTGAGE #100, LLC.

An Appointment of Successor Trustee was recorded which appointed RONALD W. GREENEN as the successor trustee.

The undersigned hereby certifies that he has no knowledge of any assignments of the trust deed by the trustee or by the beneficiary or any appointments of a successor trustee except as recorded in the mortgage records of the county or counties in which the above-described real property is situate; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said 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 the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their successor 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:

a. Failure to pay 11 payments July 9, 2009 through May 9, 2010 at \$118.21 each:	\$1,300.31
b. Failure to pay real property taxes:	\$2,365.02
c. Late Charges:	\$0.00
d. Forced Insurance:	\$139.29
Default Sub-Total:	\$3,804.62

By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said ESTIMATED sums being the following, to-wit:

Default sub-total:	\$3804.62
Title report:	\$200.00
Postage & Copying:	\$40.00
Trustee's fee	\$200.00
Attorney's fee	\$1000.00
Administrative fee	\$750.00
Long distance telephone	\$10.00

Recording fees	\$150.00
Service and Posting:	\$100.00
Total Due to Cure Default:	\$6,254.62

The principal sum owing on the obligation secured by the Trust Deed is **\$14,479.61** as of May 31, 2010.

NOTICE IS HEREBY GIVEN that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said 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 said described property which the grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest the grantor or grantor's 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 the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 9 o'clock a.m., in accordance with the standard of time established by ORS 187.110 on the 8th day of November, 2010 at the entrance of the Klamath County Circuit Courthouse, at 316 Main Street, Klamath Falls, Oregon, which is the hour, date and place last set 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:

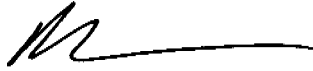
<u>NAME AND LAST KNOWN ADDRESS</u>	<u>NATURE OF RIGHT, LIEN OR INTEREST</u>
OCCUPANTS:	May have a tenancy interest in the subject real
34021 E. YAK Lane	property
Bonanza, OR 97623	

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five (5) days before the date last set for the sale, to have this foreclosure 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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this Notice, the singular includes the plural, the word grantor includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deeds, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: June 7, 2010.

GREENEN & GREENEN, PLLC



Ronald W. Greenen, Successor Trustee, OSB #02152
1104 Main St., Suite 400
Vancouver, WA 98660
(360) 694-1571

STATE OF WASHINGTON)
) ss.
County of Clark)

On this day personally appeared before me Ronald W. Greenen, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my and official seal this 7 day of June, 2010.



NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver.

My commission expires: 7-29-2010