

UTC 88302

2010-011146

Klamath County, Oregon

AFTER RECORDING RETURN TO:
Hershner Hunter, LLP
Attn: Lisa M. Summers
P.O. Box 1475
Eugene, OR 97440



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09/20/2010 03:09:50 PM

Fee: \$42.00

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER TERMS OF TRUST DEED

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor:	ROBERT STANCLIFF AND ANDREA STANCLIFF
Trustee:	AMERITITLE
Successor Trustee:	NANCY K. CARY
Beneficiary:	UMPQUA BANK

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

A parcel of land situate in the SW ¼ SW ¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point 350 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence running East 238 feet; thence North 50 feet; thence West 238 feet; thence South 50 feet to the point of beginning.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: January 24, 2002
Recording No. Vol. M02, Page 4774
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$1,116.00 each, due the first of each month, for the months of December 2009 through September 2010; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$104,428.00; plus interest at the rate of 7.6250% per annum from November 1, 2009; plus late charges of \$474.61; plus advances and foreclosure attorney fees and costs.

6. SALE OF PROPERTY. The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed.

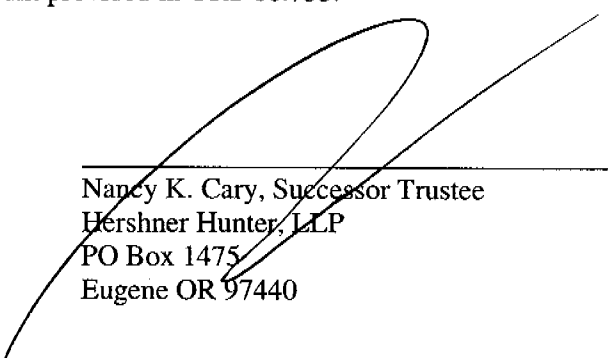
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7. TIME OF SALE.

Date: February 10, 2011
Time: 11:00 a.m.
Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

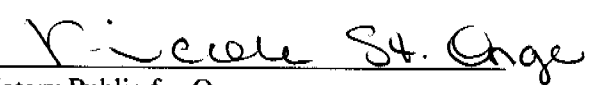
DATED: September 16, 2010.



Nancy K. Cary, Successor Trustee
Hershner Hunter, LLP
PO Box 1475
Eugene OR 97440

STATE OF OREGON)
) ss.
COUNTY OF LANE)

The foregoing instrument was acknowledged before me on September 16, 2010, by Nancy K. Cary.



Notary Public for Oregon
My Commission Expires: 01/28/12

(TS #30057.30361)
Telephone: (541) 686-0344

