

NOT 88501

2010-012617

Klamath County, Oregon



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10/26/2010 03:22:56 PM

Fee: \$42.00

After Recording Return to:

Joseph E. Kellerman

Hornecker, Cowling, Hassen & Heysell, L.L.P.

717 Murphy Road

Medford, OR 97504

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE is hereby given that the obligation secured by the Trust Deed described below is in default, and that the beneficiary has elected to foreclose the Trust Deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the Trust Deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: Kevin C. Westfall and Carol F. Westfall
Trustee: AmeriTitle, an Oregon corporation
Successor Trustee: Joseph E. Kellerman
717 Murphy Road
Medford, OR 97504
Beneficiary: PremierWest Bank
2. Property covered by the Trust Deed: Lot 801, RUNNING Y RESORT – PHASE 10, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
3. Trust Deed was recorded on March 18, 2003 as instrument number M03 page 16234, Microfilm Records of Klamath County, Oregon and as thereafter modified, the last modification recorded June 2, 2010.
4. Default for which foreclosure is made is failure of Grantor to pay promissory note upon maturity date of September 5, 2010.
5. The sum owing on the obligation secured by the Trust Deed is \$50,071.56 as of October 14, 2010 plus interest, late fees, trustee's and attorney's costs and fees incurred, plus such sums as Beneficiary may hereafter advance for Grantor.
6. The Beneficiary has and does elect to sell the property to satisfy the obligation.
7. The property will be sold in the manner prescribed by law on the 11th day of March, 2011, at 10:00 a.m. standard time as established by ORS 187.110, at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, 97601, Klamath County, Oregon.

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8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.
9. In construing this notice and whenever the context hereof so requires, 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 Deed, and their successors in interest, the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the Trust Deed, and any collateral beneficiary, and their successors in interest.

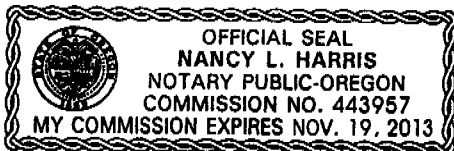
DATED this 22nd day of October, 2010.

HORNECKER, COWLING,
HASSEN & HEYSELL, L.L.P.

By: [Signature]
Joseph E. Kellerman, Successor Trustee

STATE OF OREGON)
) ss.
County of Jackson)

On this 22nd day of October, 2010, personally appeared before me Joseph E. Kellerman, as Successor Trustee, and acknowledged said instrument to be his voluntary act and deed.



Nancy L. Harris
Notary Public for Oregon
My Commission Expires: 11-19-2013