

2011-000482

Klamath County, Oregon



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01/13/2011 01:24:53 PM

Fee: \$42.00

After recording return to:
Samuel A. Ramirez
Attorney at Law
17 NW Hawthorne Ste. 2
Bend, OR 97701

Returned to County

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to certain promissory Note and Trust Deed between Robyn Christine Dunn as Grantor, to Samuel A. Ramirez, as trustee, and in favor of Carson Brandt Culp, as seller/beneficiary dated January 13, 2010 and such trust deed was recorded on June 23, 2010 in the mortgage records of Klamath County, Oregon as recorder's fee/file/microfilm/reception number Volume 2010 Page 07615 covering the following described real property situated in Deschutes County, Oregon to wit:

Lot 62 Block 1 of Tract 1098-Split Rail Ranchos, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon Account No. R138023

Situs address known as 145512 Ranger Court, La Pine, OR

There is default by the grantor or other person, or by their successor in interest, owing an obligation, the performance of which is secured by said Trust Deed, or by their 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 grantors' failure to pay when due the following sums: payment of \$80,000 by September 1, 2009; title expenses, costs, attorney fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

By reason of said default, the Beneficiary, by and through his attorney, Samuel A. Ramirez, as trustee, has declared all sums owing on the obligation secured by said Trust Deeds immediately due and payable, said sums being the following, to with \$80,000 with interest thereon at a rate of 9.0 Percent per annum beginning 09/01/09; together with unpaid taxes, title expense, costs, attorney fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

For additional information please contact:

Samuel A. Ramirez
Attorney at Law
17 NW Hawthorne, Ste 2
Bend, OR 97701
(541) 322-0935

Notice is hereby given that the Beneficiary, by reason of said default, have elected and do hereby elect to foreclose the Trust Deeds 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 real property which the grantor had, or had the power to convey, at the time the grantor executed 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 the Trust Deed and the expense of the sale, including the

compensations of the Trustee as provided by law, and reasonable attorney fees.

The sale will be held at the hour of 10:00 AM, in accordance with the standard of time established by ORS 187.110 on May 23, 2011 at the following place, 316 Main, Klamath Falls, OR, County of Klamath, which is the hour, date and place last set for the sale.

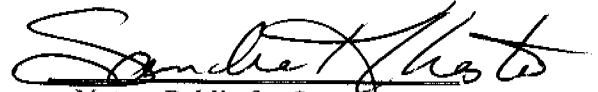
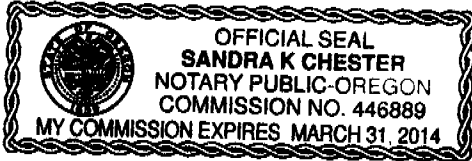
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing every other default complained of herein by tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust Deeds, together with attorneys fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes 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 word Beneficiary include their respective successors in interest, if any.



Samuel A. Ramirez, OSB#910883
Trustee

SUBSCRIBED AND SWORN TO before me this 13 day of January, 2011.


Notary Public for Oregon

THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE FOR THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.