

NTC 89925

2011-003538

Klamath County, Oregon

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to

T.D. SERVICE COMPANY  
1820 E. FIRST ST., SUITE 210  
P.O. BOX 11988  
SANTA ANA, CA 92711-1988



00098897201100035380050050

03/14/2011 03:16:30 PM

Fee: \$57.00

Space above this line for recorder's use

## OREGON NOTICE OF DEFAULT AND ELECTION TO SELL



T.S. No: L524480 OR Unit Code: L Loan No: 87812375(UCB)/SHILO INN,  
AP #1: R169114, R170166, R169105 AP #2: R169089, R169070, R169098 AP #3:  
R170193, R170184, R170175 AP #4: R439715  
Title #: 110121282

Reference is made to that certain Trust Deed made by SHILO INN, KLAMATH FALLS, LLC as Grantor, to U.F. SERVICE CORPORATION as Trustee, in favor of UNITED COMMERCIAL BANK as Beneficiary.

Dated April 5, 2007, Recorded April 9, 2007 as Instr. No. 2007-006559 in Book --- Page --- of Official Records in the office of the Recorder of KLAMATH County; OREGON AND AN ASSIGNMENT OF RENTS DATED 04/05/07, AND A CHANGE IN TERMS AGREEMENT DATED 05/03/10, BUSINESS LOAN AMOUNT DATED 04/05/2007, MODIFICATION TO THE LOAN AGREEMENT DATED 04/05/2007, COMMERCIAL GUARANTY DATED 04/05/2007

covering the following described property situated in said county and state to wit:  
SEE ATTACHED EXHIBIT

The street or other common designation if any, of the real property described above is purported to be:  
2500 ALMOND STREET, KLAMATH FALLS, OR 97601

The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation.

The undersigned CHRISTOPHER C. DORR, LLC, OSBA # 992526 hereby certifies that no assignments of the Trust Deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situated. 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 in interest, with respect to provisions therein which authorize sale in the event of default of such provisions. The default for which foreclosure is made is Grantor's failure to pay when due the following sums:

579m4

1 PYMT DUE 01/05/11 @ 10,612.63	\$10,612.63
1 L/C DUE 01/20/11 @ 530.63	\$530.63
2 PYMTS FROM 02/05/11 TO 03/05/11 @ 20,602.72	\$41,205.44
1 L/C DUE 02/20/11 @ 1,030.14	\$1,030.14
ACCRUED LATE CHARGES	\$13,158.25
APPRAISAL FEE	\$7,250.00
RETURN CHECK	\$15.00
MISCELLANEOUS FEES	\$15.00

Sub-Total of Amounts in Arrears: \$73,817.09

Together with any default in the payment of recurring obligations as they become due.

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 sums being the following, to wit: Principal \$3,835,232.77 together with interest as provided in the note or other instrument secured from 12/05/10, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

Notice hereby is 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 Oregon Revised Statutes Section 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 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 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 10:00 A.M. in accord with the standard of time established by O.R.S.187.110 on July 15, 2011 at the following place:  
INSIDE THE MAIN LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET KLAMATH FALLS , County of KLAMATH, State of Oregon.

Other than as shown of record, neither the said beneficiary or 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:

NAME AND LAST KNOWN ADDRESS NATURE OF RIGHT, LIEN OR INTEREST

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T.S. No: L524480 OR      Unit Code: L      Loan No: 87812375(UCB)/SHILO INN,

Notice is further given that any person named in O.R.S. 86.753 has the right, at any time prior to five days before the trustee conducts 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 of Trust Deed, and in addition to paying said sums or tendering the performance necessary to cure 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 O.R.S. 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular gender 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 the words "trustee" and "beneficiary" include their respective successors in interest, if any.

We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose whether received orally or in writing.

DATED: *MARCH 08, 2011*

CHRISTOPHER C. DORR, LLC, OSBA # 992526

By 

CHRISTOPHER C. DORR, ATTORNEY AT LAW

**DIRECT INQUIRIES TO:**  
T.D. SERVICE COMPANY  
FORECLOSURE DEPARTMENT  
1820 E. FIRST ST., SUITE 210  
P.O. BOX 11988  
SANTA ANA, CA 92711-1988  
(800) 843-0260

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T.S. No: L524480 OR Unit Code: L Loan No: 87812375(UCB)/SHILO INN,

STATE OF OREGON  
COUNTY OF MULTNOMAH

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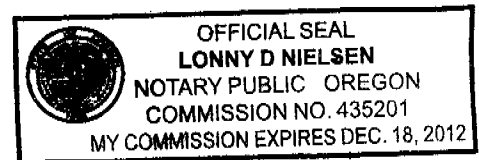
On 3/8/11 before me, Lonny D Nielsen, a Notary Public in  
and for said County and State, personally appeared

Christopher C. Dam, who proved to me  
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s)  
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the Laws of the State of OREGON that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

Lots 2, 3, 4, and 5, in Block 3 of Tract 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Almond Street which inured thereto as evidenced by Ordinance 6597, recorded July 6, 1990 in Volume M90, page 13373, Microfilm Records of Klamath County, Oregon.

**PARCEL 2**

All that portion of the NW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Eastside Bypass conveyed to the State of Oregon by deed recorded June 18, 1957 in Volume 292 at page 373, Deed Records of Klamath County, Oregon and recorded December 28, 1961 in Volume 334 at page 481, Deed Records of Klamath County, Oregon.

**PARCEL 3**

Lots 3, 4, and 5 in Block 4 of TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Almond Street which inured thereto, as evidence by Ordinance 6597 recorded July 6, 1990 in Volume M90, page 13373, Microfilm Records of Klamath County, Oregon.

**PARCEL 4**

Lots 1 and 6 in Block 3 of Tract No. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.