

WTC 90237

2011-005602

Klamath County, Oregon



00101399201100056020020027

05/06/2011 03:17:47 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: Ardis Keene and Ryan Pratt
 Trustee: AmeriTitle, an Oregon corporation
 Successor Trustee: Joseph E. Kellerman
 717 Murphy Road
 Medford, OR 97504
 Beneficiary: Cascade Central Credit Union
2. Property covered by the Trust Deed: The Westerly 110 feet of Lot 2 in Block 5 of WILLIAMS ADDITION to the City of Klamath Falls, 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 August 24, 2007 at Volume 2007, page 015011, Microfilm Records of Klamath County, Oregon.
4. Default for which foreclosure is made is 1) failure of Grantor to make required payments under the terms of the promissory note commencing the month of December 2, 2010 and each month thereafter; 2) failure to pay real property taxes assessed against the premises; and 3) failure to make insurance premium payments and/or keep property insured.
5. The sum owing on the obligation secured by the Trust Deed is \$92,857.12 comprised of \$89,099.23 in principal and accrued interest as of the 2nd day of December, 2010 plus interest on the unpaid principal portion thereof at the rate of 5.75% thereafter until paid, plus such sums as the Beneficiary may advance for the benefit of Grantor (*i.e.*, real property taxes, insurance premiums, etc.), plus trustee's and attorneys' fees, costs and fees incurred. The Beneficiary has accelerated the entire balance as due and owing.

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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 19th day of September, 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.
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.

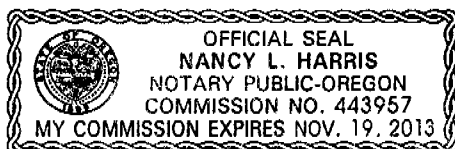
DATED this 3rd day of May, 2011.

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

By: _____
Joseph E. Kellerman, Successor Trustee

STATE OF OREGON)
) ss.
County of Jackson)

On this 3rd day of May, 2011, 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