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05/12/2011 02:09:21 PM

Fee: \$37.00

RETURN TO:
 Jennifer J. Schade
 Law Office of Melinda M. Brown
 419 Main Street
 Klamath Falls, OR. 97601

**NOTICE OF DEFAULT
 AND ELECTION TO SELL AND OF SALE**

Reference is made to a certain trust deed ("Trust Deed") made, as follows:

Willamette Apex Industries, LLC, Grantor, Amerititle, an Oregon Corporation, Trustee; and East Main Dental Center 401K Deferred Comp. Plan FBO Gregory N. Miller, D.M.D., Beneficiary, recorded in Official/Microfilm Records, Volume 2008, Page 016640, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon, commonly known as 3055 Lodi Street Klamath Falls, Oregon. ("Property")

Parcel 1 of Land Partition 120-06, being a Replat of Lot 17 and a portion of Lot 18 of INDEPENDENCE TRACTS, situated in the NE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments of \$558.85 beginning 8/1/2009; plus late charges of \$27.94 each month beginning with the August 1, 2009 payment plus prior accrued late charges of \$27.94.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to wit:

\$70,958.21 plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 29, 2011 at the hour of 10:00 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the following place: 1st Floor lobby of the Klamath County Courthouse, 316 Main St., Klamath Falls, Klamath County, OR., sell at public auction to the highest bidder for cash the interest in the described real property which grantor had or had powder to convey at the time of the execution by grantor of the Trust Deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by paying the Beneficiary 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 in the notice of default that is capable of being cured by tendering the performance required under the obligation that the Trust Deed secures, and in addition to paying said sums or tendering the performance necessary to cure the default by paying all costs and expenses actually incurred in enforcing the obligation that the Trust Deed secures, together with the Trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, 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 that the Trust Deed secures, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

NOTICE TO TENANTS

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property as a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is June 29, 2011. The name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice.

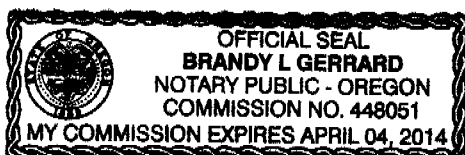
You may contact the Oregon State Bar's lawyer referral service at 503-684-3763 or toll-free in Oregon at 800-452-7636. For more information and a directory of legal aid programs, go to <http://oregonlawhelp.org> or contact the Oregon State Bar's lawyer referral service at the phone numbers referenced above.

Dated: May 12, 2011.

Jennifer J. Schade
 Jennifer J. Schade, Successor Trustee
 419 Main Street
 Klamath Falls Oregon 97601

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared before me this ____ day of May, 2011, the above named Jennifer J. Schade and acknowledged the foregoing instrument to be her voluntary act and deed.



Brandy L. Gerrard
 Notary Public for Oregon
 My Commission expires: 4/4/14