

NTC 90467

2011-006273

Klamath County, Oregon



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05/18/2011 03:08:46 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:  
Hershner Hunter, LLP  
Attn: Lisa M. Summers  
P.O. Box 1475  
Eugene, OR 97440

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL  
UNDER TERMS OF TRUST DEED

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor: MATTHEW R. JOHNSON  
Trustee: AMERITITLE  
Successor Trustee: NANCY K. CARY  
Beneficiary: OREGON HOUSING AND COMMUNITY SERVICES  
DEPARTMENT, STATE OF OREGON, as assignee of  
SIUSLAW BANK

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

The East 144 feet of Lot 4 in LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: March 24, 2006  
Recording No.: M06-05528  
Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: A payment of \$1,272.00 for the month of February 2011; plus regular monthly payments of \$1,311.00 each, due the first of each month, for the months of March 2011 through April 2011; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$159,861.67; plus interest at the rate of 5.9000% per annum from January 1, 2011; plus late charges of \$204.56; plus advances and foreclosure attorney fees and costs.

6. SALE OF PROPERTY. The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed.

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