

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Klamath County, Oregon

To

Grantor

Trustee

Klamath Falls, OR 97601



00105523201100089470030030

SPACE RE

EC

08/03/2011 03:15:14 PM

Fee: \$47.00

RECORDED'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

Reference is made to that certain trust deed made by Gilbertson Enterprises, LLC, an Oregon
Limited Liability Company, as grantor, to
AmeriTitle, an Oregon Corporation, as trustee,
in favor of South Valley Bank & Trust, as beneficiary,
dated April 26, 2004, recorded on May 6, 2004, in the Records of
Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. M04 at page 27734,
and ~~as a fee file instrument for recording~~ ~~XXXXXXXXXXXX (indicate which)~~, covering the following
described real property situated in the above-mentioned county and state, to-wit:

Refer to Exhibit A, attached hereto and incorporated by this reference.

The undersigned 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 Records of the county or counties in which the above-described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the 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 grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the 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 grantor's failure to pay when due the following sums:

- 1) Monthly payments of \$897.07 due on April, May, June and July 15, 2011 and the 15th of each month thereafter.
- 2) Late fees of \$35.28 for the months of April through July, 2011 and each month thereafter.
- 3) Klamath County Property Taxes for the following years: 2008-9, 2009-10, 2010-11, totaling \$8,150.86, plus interest thereafter.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

\$79,392.49, plus interest at 7% per annum from August 1, 2011 until paid, late fees of \$141.12, plus \$35.28 for August 2011 and thereafter, plus attorney fees, trustee fees, appraisal fees, title reports and other costs of foreclosure and advances.

(OVER)



Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed 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 property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the 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.

The sale will be held at the hour of 11 o'clock, A M., in accord with the standard of time established by ORS 187.110 on January 11, 2012, at the following place: 803 Main Street, Ste 201 in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

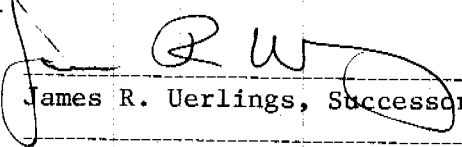
Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor 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
Sterling Savings Bank PO Box 2131 Spokane, WA 99210	subsequent trust deed

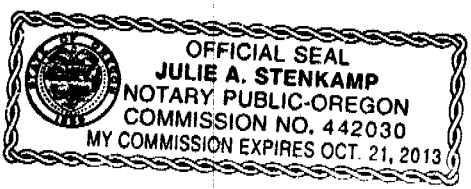
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with 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, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED August 2, 2011


James R. Uerlings, Successor Trustee
☒ Trustee ☐ Beneficiary (indicate which)

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on August 2, 2011
by James R. Uerlings, Successor Trustee
This instrument was acknowledged before me on _____
by _____
as _____
of _____



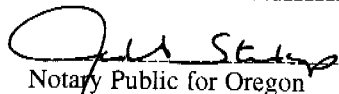

Notary Public for Oregon
My commission expires 10/21/2013

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 7, Block 5 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.

PARCEL 2

A parcel of land being the S1/2 of Lot 6, Block 5 of "Tract No. 1163 - Campus View", a duly recorded subdivision, situated in the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Easterly corner common to Lots 6 and 7 of said Block 5; thence North 47 degrees 42' 17" West 240.74 feet to the Westerly corner common to said Lots 6 and 7; thence Northeasterly along the Westerly line of said Lot 6 on the arc of a curve to the left (radius point bears North 47° 42' 17" West 333.64 feet and central angle equals 07° 41' 37") 44.80 feet; thence South 56° 37' 13" East 261.41 feet to a point on the Easterly line of said Lot 6; thence Southwesterly along the Easterly line of said Lot 6 on the arc of a curve to the right (radius point bears North 43° 11' 21" West 445.28 feet and central angle equals 08° 05' 59") 62.95 feet and South 54 degrees 54' 38" West 23.55 feet to the point of beginning.