

WTC 90975

2011-008971

Klamath County, Oregon



00105555201100089710020024

08/04/2011 11:21:35 AM

Fee: \$42.00

**NOTICE OF DEFAULT AND ELECTION TO SELL;  
TRUSTEE'S NOTICE OF SALE**

Grantor: Robert L. McConnell, Jr. and  
Wendy M. McConnell

Beneficiary: Zions First National Bank  
Washington Office  
865 West Telegraph Street  
Washington, UT 84780

Affects: Trust Deed recorded as Document No. 2009-014385

After recording return to:  
Susan T. Alterman  
Kell, Alterman & Runstein, L.L.P.  
520 S.W. Yamhill Street, Suite 600  
Portland, Oregon 97204-1329

**NOTICE OF DEFAULT AND ELECTION TO SELL  
TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain deed of trust (the "Trust Deed") given by ROBERT L. McCONNELL and WENDY M. McCONNELL ("Grantor"), as grantor, to First American Title Insurance Company of Oregon as trustee for the benefit of Zions First National Bank ("Beneficiary"), as beneficiary. The Trust Deed was recorded on November 9, 2009, as Recording No. 2009-014385, Records of Klamath County, Oregon.

The Trust Deed covers the real property commonly known as 15509 Clover Creek Road, Klamath Falls, Oregon 972601, legally described in the real property records of Klamath County, Oregon as follows:

**LOT 7 IN BLOCK 18 OF SECOND ADDITION TO KLAMATH RIVER ACRES,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**The Real Property tax identification number (key no.) is 500229.**

By document recorded on July 19, 2011, as Document No. 2011-008404, Klamath County Records, Beneficiary appointed Susan T. Alterman, an attorney who is an active member of the Oregon State Bar, as successor trustee of the Trust Deed.

There is a default in the obligation secured by the Trust Deed, which consists of the failure to maintain insurance and to pay when due the following installments by their due dates:

42pmf

<u>Date</u>	<u>Amount</u>
10/31/2010	\$2,204.85
11/30/2010	\$1,821.76
12/31/2010	\$1,804.93
01/31/2011	\$1,795.06
02/28/2011	\$1,795.06
03/31/2011	\$1,795.06
04/30/2011	\$1,766.30
5/31/2011	\$1,755.35
6/30/2011	\$1,745.21

By reason of this default, Beneficiary has declared the entire unpaid balance of the obligation secured by the Trust Deed to be due and payable and has elected to sell the property to satisfy the obligation. The principal amount owing is \$145,874.55. In addition to the principal amount, interest is owing at the rate of 5.94% from October 31, 2010, until paid. In addition to these amounts, attorney fees and other costs of collection, including the cost of \$742.00 for a foreclosure guarantee from a title insurance company and appraisal fees of \$600.00, are owing as permitted by law.

WHEREFORE, the undersigned Successor Trustee will sell the interest in the property which the Grantor had the power to convey at the time of execution by Grantor of the Trust Deed, by public auction at 10:00 a.m. on January 27, 2012, outside the main entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, Klamath County, Oregon.

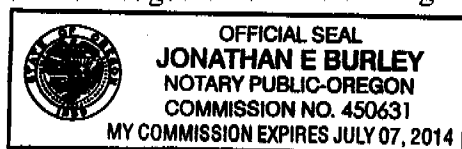
DATED: August 1, 2011.

*Susan T. Alterman*

Susan T. Alterman, Successor Trustee  
Kell, Alterman & Runstein, L.L.P.  
520 S.W. Yamhill Street, Suite 600  
Portland, Oregon 97204-1329

STATE OF OREGON           )  
  ) ss.  
County of Multnomah       )

This Notice of Default and Election to Sell and Trustee's Notice of Sale was acknowledged before me on August 1, 2011, by Susan T. Alterman as her voluntary act.



*Jonathan E. Burley*  
Notary Public for Oregon

My Commission Expires 7-7-2014