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2012-000038

Klamath County, Oregon



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01/04/2012 03:16:03 PM

Fee: \$47.00

RECORDING COVER SHEET  
ALL TRANSACTIONS, ORS: 205.234

AFTER RECORDING RETURN TO:  
Hershner Hunter, LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440

1. NAME OR TITLE OF THE TRANSACTION(S) -- ORS 205.234(a):

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

2. GRANTOR ON NOTICE OF DEFAULT:

Nancy K. Cary  
PO Box 1475  
Eugene, OR 97402

3. GRANTEE ON NOTICE OF DEFAULT:

CHERYL L. UNRUH  
2379 Blue Poole Way  
Chiloquin, OR 97624

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE  
ATTACHED INSTRUMENTS FOR RECORDING, ANY ERRORS CONTAINED IN THIS  
COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE  
INSTRUMENTS THEMSELVES.

DT MCL-12928

47am

WCA92397

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:	CHERYL L. UNRUH
Trustee:	ASPEN TITLE AND ESCROW, INC.
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:

Lot 16 in Block 5, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, IRISH BEND.

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

Date Recorded: June 23, 2006  
Recording No.: M06-12928  
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: Monthly payments in the amount of \$637.00 each, due the first of each month, for the months of October 2011 December 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 \$91,446.46; plus interest at the rate of 5.4000% per annum from September 1, 2011; plus late charges of \$55.78; 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.

7. TIME OF SALE.

Date: May 17, 2012

Time: 11:00 a.m.

Place: Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

DATED: December 28, 2011.

Nancy K. Cary, Successor Trustee  
Hershner Hunter, LLP  
PO Box 1475  
Eugene OR 97446

STATE OF OREGON            )  
                                      ) ss.  
COUNTY OF LANE         )

The foregoing instrument was acknowledged before me on December 28, 2011, by Nancy K. Cary.

Notary Public for Oregon  
My Commission Expires: 01/28/12

(TS #07754.30439)  
Telephone: (541) 686-0344

