

APPOINTMENT OF
SUCCESSOR TRUSTEE
Trust Deed from
John Reed
Grantor

2012-000440
Klamath County, Oregon



01/18/2012 02:57:41 PM

Fee: \$52.00

Scott D. MacArthur
125 S. 6th Street
Klamath Falls, OR 97601
Trustee

John Merrimam
Beneficiary

After recording return to:
Scott D. MacArthur, P.C.
125 S. 6th Street
Klamath Falls, OR 97601

APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, that JOHN REED, is the grantor, and First American Title., is the trustee, and JOHN MERRIMAM, Trustee of the John Merrimam 1995 Revocable Trust, is the beneficiary under that certain trust deed dated March 1, 2011, and recorded on March 4, 2011, in book/reel/volume No. 2011 at page 003213 of the Mortgage Records of Klamath County, Oregon.

The undersigned, who is the present beneficiary under said trust deed desires to appoint a new trustee in the place and stead of the original trustee named above;

NOW THEREFORE, in view of the premises, the undersigned hereby appoints Scott D. MacArthur, whose address is 125 S. 6th Street, Klamath Falls, Oregon, 97601, under said trust deed, she to have all the powers of said original trustee, effective forthwith.

In construing this instrument and whenever the context hereof so required, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: January 18, 2012.

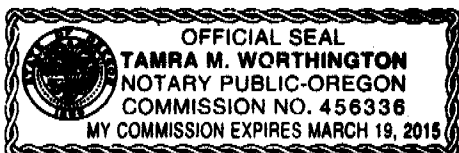
By John Merrimam
John Merrimam, Trustee, P.O. Box 718, Chiloquin, OR 97624

STATE OF OREGON, County of Klamath): ss

The foregoing instrument was acknowledged before me this 18 day of January, 2012 by John MERRIMAM.

(SEAL)

Before me: Tamra M. Worthington
Notary Public for OREGON
My commission expires: March 19, 2015



NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from John Reed,

To First American Title, as trustee

For the benefit of Kevin Osborne and
John Merriman, Trustee of the John Merriman 1995 Revocable Trust, Beneficiary

AFTER RECORDING RETURN TO:
Scott D. MacArthur, Successor Trustee
125 S. 6th Street
Klamath Falls, OR 97601

NOTICE OF DEFAULT AND ELECTION TO SELL

KNOW ALL MEN BY THESE PRESENTS, that JOHN REED, is the grantor, and FIRST AMERICAN TITLE, is the trustee, and JOHN MERRIMAM, Trustee of the John Merriman 1995 Revocable Trust, Beneficiary is the beneficiary under that certain trust deed dated March 1, 2011, and recorded on March 4, 2011, in book/reel/volume No. 2011 at page 003213 of the Mortgage Records of Klamath County, Oregon.

Lot 22, Block 8 SOUTH CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 mortgage records of the county or counties in which the above described real property is situate; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action has been dismissed.

There is a default by the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their 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:

Payment of real property taxes for the tax year 2011-2012 in the amount of \$334.80, plus interest.

Payments in the amount of not less than \$384.56 per month for the months of June 2011; November 2011; December 2011 and January 2012.

Allowing the property to become subject to a judgment lien in favor of State of Oregon in Klamath County Case 1102818-CR, in the amount of \$1,320.00, plus interest.

Allowing the property to become subject to a judgment lien in favor of State of Oregon in Klamath County Case 1102796-CR, in the amount of \$1,200.00, plus interest.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$28,572.60 as of October 12, 2011, plus interest.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorney.

Said sale will be held at the hour of 11:00 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on May 25, 2012 at the following place: 125 S. 6th Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee of said sale.

Other than as shown of record, neither the said beneficiary or the said 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 the 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
John Reed P.O. Box 1102 Chiloquin, OR 97624	Default upon Trust Deed
John Reed 512 3rd Street Chiloquin, OR 97624	Default upon Trust Deed
State of Oregon C/O Klamath County Courthouse 316 Main Street Klamath Falls, OR 97601	Judgment dated October 31, 2011 Klamath County Case No. 1102818-CR
State of Oregon C/O Klamath County Courthouse 316 Main Street Klamath Falls, OR 97601	Judgment dated December 6, 2011 Klamath County Case No. 1102796-CR

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 said 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's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: January 18, 2012.



Scott D. MacArthur
Successor Trustee

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 18th day of January, 2012,
by Scott D. MacArthur.

(S E A L)

Before me,


Notary Public for Oregon

My Commissioner Expires: March 19 2015

