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RECORDING COVER SHEET ALL TRANSACTIONS, ORS: 205.234

2012-000582 Klamath County, Oregon



01/23/2012 03:34:45 PM

Fee: \$47.00

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:

JOEL C. WOODLEY AND ROBIN S. WOODLEY 6211 Katie Lane Klamath Falls, OR 97603-7150

2007-015464

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.

**RECORDING COVER SHEET - 1** 

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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:

JOEL C. WOODLEY AND ROBIN S. WOODLEY

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:

Lot 1 in TRACT 1304, PLEASANT VISTA, 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: August 31, 2007 Recording No.: 2007-015464

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 \$726.00 for the month of September 2011; plus regularly monthly payments of \$1,226.00 each, due the first of each month, for the months of October 2011 January 2012; 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 \$150,639.03; plus interest at the rate of 5.9900% per annum from August 1, 2011; plus late charges of \$251.86; 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 31, 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: January 17, 2012.

Nancy K. Cary, Successor Trustee

Hershner Hunter, LLP

PO Box 1475

Eugene OR 97440

STATE OF OREGON

) ss.

**COUNTY OF LANE** 

The foregoing instrument was acknowledged before me on January 17, 2012, by Nancy K. Cary.

Notary Public for Oregon

My Commission Expires: 01/28/2012

(TS #07754.30441)

Telephone: (541) 686-0344

