

NTC 929358

2012-002419

Klamath County, Oregon



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03/06/2012 03:26:30 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, SUCCESSOR TRUSTEE  
PO Box 1475  
Eugene, OR 97402

3. GRANTEE ON NOTICE OF DEFAULT:

JEFFREY B. DRAKE AND JANICE L. DRAKE  
3417 Plumb Bush Court  
Klamath Falls, OR 97603

4. BENEFICIARY:

WASHINGTON FEDERAL fka WASHINGTON FEDERAL SAVINGS  
c/o Washington Federal  
Attn: Carleen Klein  
P.O. Box 1179  
Albany, OR 97321

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.

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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:	JEFFREY B. DRAKE AND JANICE L. DRAKE
Trustee:	CHICAGO TITLE INSURANCE COMPANY OF OREGON
Successor Trustee:	NANCY K. CARY
Beneficiary:	WASHINGTON FEDERAL fka WASHINGTON FEDERAL SAVINGS

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

Lot 13 in Block 1 of TRACT 1165 MIRACLE MANOR, 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: April 26, 2006  
Recording: Volume: M06, Page: 08196  
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 \$420.00 each, due the first of each month, for the months of November 2011 through February 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 \$64,639.25; plus interest at the rate of 6.000% per annum from October 1, 2011; plus late charges of \$99.00; 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: July 26, 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

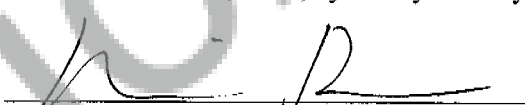
the principal as would not then be due had no default occurred, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

DATED: March 2, 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 March 2, 2012, by Nancy K. Cary.

  
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Notary Public for Oregon  
My Commission Expires: 01/28/2016

(TS #15148.30726)  
Telephone: (541) 686-0344

