

2012-004069

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601



00116888201200040690020025

04/19/2012 08:22:31 AM

Fee: \$42.00

PARTIES TO DOCUMENT:

Ricky Lee Price, Jr., Grantor
Emily K. Kensmoe, Grantor
Post Office Box 86835
Portland OR 97286

Jennifer A. Jackson, Beneficiary
2356 Lindstrom
Samoa CA 95564

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL

The Beneficiary has elected to foreclose the Trust Deed described below pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

1. The Trust Deed is described as follows:

- A. Names of Grantors: Ricky Lee Price, Jr. and Emily K. Kensmoe
- B. Name of Trustee: AmeriTitle, an Oregon corporation
- C. Name of Successor Trustee: William M. Ganong
Attorney at Law
- D. Mailing Address of Successor Trustee: 514 Walnut Avenue
Klamath Falls OR 97601
- E. Names of Beneficiary: Jennifer A. Jackson

2. The legal description of the property covered by the subject Trust Deed is described as follows:

Lot 67, Block 15, KLAMATH FALLS FOREST ESTATES HIGHWAY
66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3711-021DO-04100 and
R389671

More commonly referred to as: 31159 Meadow Lark Drive
Bonanza OR 97623

3. The book and page number of the mortgage records that record the Trust Deed are: Book
2011 at Page 6834 of the Mortgage Records of the County Clerk of Klamath County, Oregon.

4. The defaults for which the foreclosure is made are Grantors' failure to pay the monthly

principal installment payments of \$1,500 each, beginning September 1, 2011, until paid; Grantor's failure to pay late charges of \$105 each beginning with the September 2011 payment; Grantors' failure to pay seller's fee of \$500 for extending the terms of the Note; Grantor's failure to pay the seller's attorney's fees of \$150 because the Note was placed in the hands of an attorney for collection; and Grantors' failure to pay real property taxes assessed against the real property described above before they became delinquent.

5. As of the date of this Notice, the sums owing on the obligation secured by the Trust Deed are:

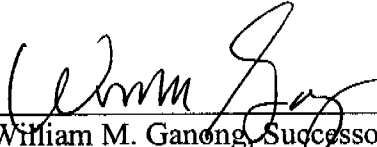
The principal balance of the Promissory Note of \$4,730, plus interest thereon at the rate of 9.0 percent per annum from December 1, 2011 until paid; \$840 in late payment charges since September 2011; \$500 for the seller's extension fee, plus interest thereon at the rate of 9.0 percent per annum from July 31, 2011 until paid; \$150 for the beneficiary's attorney's fee for the demand letter; \$166.53, plus interest thereon at the rate of 1.33 percent per month from May 15, 2012 until paid for delinquent real property taxes; \$200 for the foreclosure guarantee; attorney's fees, trustee's fees, together with any other sums due or that may become due under the Note or by reason of this foreclosure and any further advances made by Beneficiary as allowed by the Note and Trust Deed.

6. The real property described above will be sold to satisfy the obligations.

7. The Successor Trustee will conduct the sale at 10 a.m. on the 11th day of September 2012 at the front entrance to the office of William M. Ganong, Attorney at Law, at 514 Walnut Avenue, Klamath Falls, Oregon.

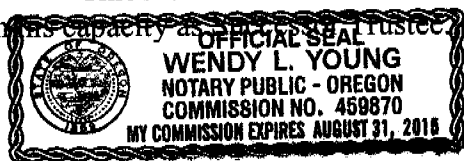
8. The right exists under ORS 86.753 to have the proceeding dismissed and the Trust Deed reinstated by paying the entire amount then due, together with costs, trustee's fees, and attorney fees, and by curing any other default complained of in the Notice of Default, at any time that is not later than five days before the date last set for the sale.

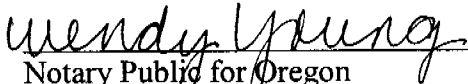
Dated this 17 day of April 2012.


William M. Ganong, Successor Trustee
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601
541-882-7228

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 17, 2012 by William M. Ganong, in his capacity as Successor Trustee.




Wendy L. Young
Notary Public for Oregon
My Commission Expires: 8.31.2015