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AFTER RECORDING RETURN TO:

Willard L. Ransom, Successor Trustee
DOLE, SORENSON, RANSOM & FERGUSON LLP
1867 WILLIAMS HIGHWAY, SUITE 109
GRANTS PASS, OR 97527

2012-004259

Klamath County, Oregon



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04/24/2012 02:51:01 PM

Fee: \$42.00

Beneficiary Name and Address:

David & Terri Riley
465 Templin Avenue
Grants Pass, OR 97526

NOTICE OF DEFAULT AND ELECTION TO SELL

1. DESCRIPTION OF TRUST DEED. This notice refers to that certain trust deed executed by GROVER RODGERS and ALICE RODGERS, as Grantor; to ASPEN TITLE & ESCROW, INC., as Trustee, in favor of DAVID C. RILEY AND/OR TERRI RILEY, AND/OR ASSIGNS, as Beneficiary, dated March 22, 2006, recorded March 28, 2006, in the Official Records of Klamath County, Oregon, in Volume M06, Page 05750, covering the following described real property situated in said county and state, to-wit:

Lot 24, Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING the following: Beginning at the Southeast corner of said Lot 24 at the intersection of the Altamont Drive and Cannon Avenue rights of way; thence Northerly along said Altamont Drive right of way line, 10.00 feet; thence Southwesterly to a point on the North right of way line of Cannon Avenue 60.00 feet Westerly of the Southeast corner of said Lot 24 (point of beginning); thence Easterly 60.00 feet to the point of beginning.

The undersigned hereby certifies that no assignments of the beneficial interest in the trust deed and no appointments of successor trustee have been made by the trustee or by the beneficiary, other than by instruments recorded in the official records of each county where the above-described real property is situated. There is no pending action that has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed.

2. DEFAULTS. The grantor is in default in grantor's obligations which are secured by the trust deed. The default respects those provisions in the trust deed which authorize sale in the event of default. The default for which the election to foreclose is made is grantor's failure to pay or perform the following obligations: failure to pay monthly installments of \$348.24 each falling due on January 28, 2012, February 28, 2012, and March 28, 2012; and failure to pay real property taxes assessed against the property subject of the trust deed before any part thereof become past due or delinquent.

3. DECLARATION OF BALANCE DUE. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable. The sums now owing are the following, to-wit: The entire unpaid principal balance of Thirty-seven Thousand, Nine Hundred Eighty-nine and 80/100ths Dollars (\$37,989.80), together with interest thereon at the rate of eleven percent (11%) per annum from December 28, 2011 until paid plus accrued owed interest of \$2.24 as of that date; together with late charges as may be imposed under the promissory note, and reimbursement of any advances made by beneficiary as allowed under the terms of the trust deed.

4. ELECTION TO FORECLOSE. Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795. The interest in the above-described property which the grantor had, or had the power to convey, at the time of the execution by the grantor of the trust deed, together with any interest the grantor or the grantor's successors-in-interest acquired after the execution of the trust deed, shall be sold at public auction to the highest bidder for cash, to satisfy the obligations secured by the trust deed, the expenses of the sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

5. TIME, DATE AND PLACE OF SALE. The sale will be held at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on Thursday, September 20, 2012, at the following place: the front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon.

42.00

6. UNRECORDED CLAIM OF LIEN OR INTEREST. Neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described which lien or interest is 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, other than as shown of record, except the following:

NAME AND LAST KNOWN ADDRESS

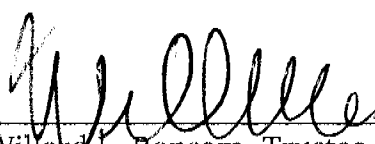
NATURE OF RIGHT, LIEN, OR INTEREST

None

7. RIGHT TO CURE DEFAULT. Any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for 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. In addition to paying the sums in default or tendering the performance necessary to cure the default, such party curing the default must pay all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.753.

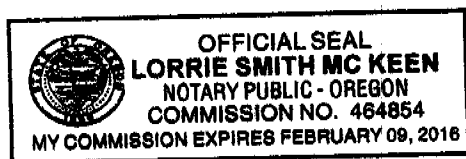
8. GRAMMATICAL CHANGES IMPLIED. In this notice, the masculine gender shall include both the feminine and the neuter; the singular shall include the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: April 20th, 2012


Willard L. Ransom, Trustee

STATE OF OREGON, County of Josephine) ss. April 20, 2012.

The foregoing instrument was acknowledged before me by Willard L. Ransom, as Trustee.




Notary Public for Oregon
My Commission Expires: 2/9/2016

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.