

WTC 93580

2012-004856

Klamath County, Oregon



00117826201200048560030035

05/08/2012 03:06:15 PM

Fee: \$47.00

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

3. GRANTEE ON NOTICE OF DEFAULT:

ALAN D. NAGEL

4. BENEFICIARY:

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF
OREGON, as assignee of WHIDBEY ISLAND BANK

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.

47Hm

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:	ALAN D. NAGEL
Trustee:	FIRST AMERICAN TITLE COMPANY
Successor Trustee:	NANCY K. CARY
Beneficiary:	OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, as assignee of WHIDBEY ISLAND BANK

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

Unit 10337, (Wright Avenue), Tract 1336- FALCON HEIGHTS
CONDOMINIUMS- STAGE 1 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 4, 2003
Recording: Vol. MO3, Page 55873
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 \$480.00 each, due the first of each month, for the months of January 2012 through May 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 \$61,137.25; plus interest at the rate of 4.5000% per annum from December 1, 2011; plus late charges of \$98.15; 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.

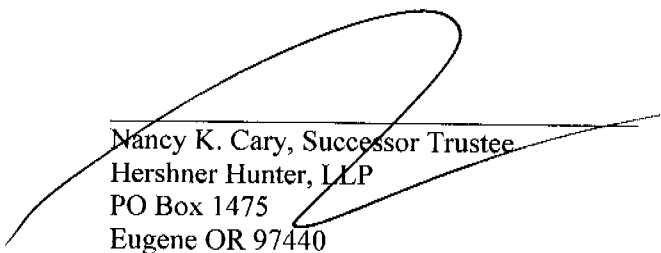
7. TIME OF SALE.

Date: September 27, 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.

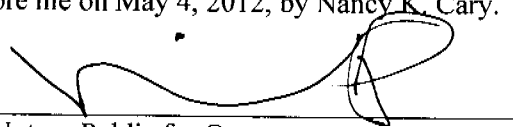
DATED: May 4, 2012.



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 May 4, 2012, by Nancy K. Cary.



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

(TS #07754.30464)
Telephone: (541) 686-0344

