

2013-001591

Klamath County, Oregon



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02/12/2013 09:47:37 AM

Fee: \$57.00

AFTER RECORDING, RETURN TO:

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

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. Name of Grantor: Chris L. Rookstool

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. Name of Beneficiary: Janet Falls. The beneficial interest in the Trust Deed has been assigned to William M. Ganong and Marie I. Ganong, Trustees of the WMGPS Trust

2. The legal description of the property covered by the subject Trust Deed is more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Klamath County Assessor's Parcel No. R-3909-002DA-02700-000 and
Property ID No. 521199

More commonly referred to as 2448 Madison Street, Klamath Falls, Oregon 97603

3. The volume, page number, and date of the mortgage records that record the Trust Deed are: June 13, 2005 in Volume M05, Page 43844, and the Assignment of Beneficial Interest was recorded on June 4, 2012 as Document No. 2012-006003 of the Official Records of the Clerk of Klamath County, Oregon.

4. The defaults for which the foreclosure is made are Grantor's failure to pay monthly installment payments of principal and interest of \$358.22 each, which were due and payable on the 16th day of each month commencing with the payment due November 16, 2012; and Grantor's failure to pay the real property taxes assessed against the real property described above for the tax year 2012-2013 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 \$37,809.06, plus interest thereon at the rate of 6 percent per annum from September 26, 2012 until paid; \$833.53, plus interest thereon at the rate of

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL - Page 1

57

1.5% per month from November 15, 2012 until paid for delinquent real property taxes; \$252 for the foreclosure guarantee; and attorney's fees and 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 advances made by the 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 17th day of June 2013 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.

NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for June 17, 2013. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

- **THE REMAINDER OF YOUR FIXED TERM LEASE, IF YOU HAVE A FIXED TERM LEASE; OR**

- **AT LEAST 90 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE.**

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 90 days, even though you have a fixed term lease with more than 90 days left.

You must be provided with at least 90 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner)

or a child, spouse or parent of the borrower, and whose rental agreement:

- Is the result of an arm's-length transaction;
- Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and
- Was entered into prior to the date of the foreclosure sale.

**ABOUT YOUR TENANCY
BETWEEN NOW AND THE FORECLOSURE
SALE: RENT**

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

SECURITY DEPOSIT

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

**ABOUT YOUR TENANCY
AFTER THE FORECLOSURE SALE**

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 90 days or at the end of your fixed term lease. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

- You do not owe rent;
- The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and
- You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 90 days or before your fixed term lease expires. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.


IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not

have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

Contact information for the Oregon State Bar: you may call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its Web site at: www.osbar.org.

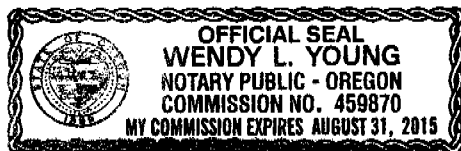
Contact information for an organization that provides legal help to individuals at no charge to the individual: Legal Aid Service of Oregon (LASO) 403 Pine Street, Suite 250, Klamath Falls, Oregon 97601, telephone: 541.273-0533 or 1.800.480.9160, website: www.oregonlawhelp.org.

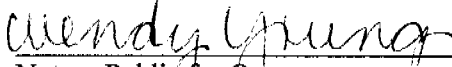
Dated this 7 day of February 2013.


William M. Ganong, Successor Trustee
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601
541-882-7228 or
toll free: 877-641-1963

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 7, 2013 by William M. Ganong, in his capacity as Successor Trustee.




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

Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of the NE1/4 SE1/4 of Section 2, Township 39 South of Range 9 East of the Willamette Meridian, approximately 480 feet South of the quarter corner on the East line of said Section; thence along the said South bank or line of said ditch, North 61°18' West a distance of 87 feet; North 70°38' West a distance of 524 feet; thence South 79°21' South a distance of 51 feet; thence South 39°14' West a distance of 68 feet to a point on the Easterly line of Bailey Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence following said line South 0°19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin; thence South 93 feet to an iron pin; thence East 235 feet, more or less, to said East line of said Section 2; thence North along said section line a distance of 262 feet, more or less, to the point of beginning, situate in the NE1/4 of SE1/4 of said Section 2; saving and excepting for roadway purposes a strip of land 30 feet wide East and West along the East line of said above described tract.

EXCEPTING THEREFROM:

A parcel of land situated in the E1/2 NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon approximately 480 feet South of the quarter corner of the East line of said Section; thence along the said South line of bank of said ditch, North 61°18' West a distance of 87 feet; thence North 70°38' West a distance of 524 feet; thence South 79°21' West a distance of 51 feet; thence South 39°14' West a distance of 60 feet to a point on the Easterly line of Bailey Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence following said line South 0°19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin marking the most Northerly corner of Lot 3, Block 1, Bel Aire Gardens; thence continuing East a distance of 75.0 feet to a point; thence North 0°14'30" West a distance of 100.0 feet to a point; thence East a distance of 160.0 feet to a point on the East line of said Section 2; thence North along said Section line to the point of beginning.

EXCEPTING the Easterly 30 feet thereof lying within the Right-of-Way of Madison Street.

ALSO EXCEPTING THEREFROM A parcel of land situated in the East 1/2, Northeast 1/4 Southeast 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the Westerly line of Madison Street, said point being North 0°14' 30" West a distance of 193.0 feet from the intersection of the Southerly line of that tract of land as described in Deed Volume 211, page 211, Records of Klamath County, Oregon, with the Westerly line of Madison Street said beginning point being North 0°04' West a distance of 1,340.2 feet South 89°13' West a distance of 30.0 feet and North 0°14'30" West a distance of 766.8 feet from the Southeast corner of said Section 2; thence South 0°14'30" East along the Westerly line of Madison Street a distance of 100.00 feet to a 1/2 inch iron pin; thence West parallel with the North line of BELAIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in Deed Volume 211, page 211, a distance of 130.0 feet to a 1/2 inch iron pin; thence North 0°14'30" West parallel with Madison Street a distance of 100.00 feet to a 1/2 inch iron pin; thence East parallel with the North line of BEL-AIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in said Deed Volume 211, page 211, a distance of 130.0 feet to the point of beginning.