

BLBE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

(Non-Residential)
NOTICE OF DEFAULT
AND ELECTION TO SELL

2013-004331

Klamath County, Oregon



00134711201300043310020024

04/23/2013 03:10:24 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USELukhbir Gill and Christina Gill
PO Box 1980
Windsor, CA 95492

Grantor's Name and Address

James R. Uerlings
803 Main Street, Ste 201
Klamath Falls, OR 97601

Trustee's Name and Address

Washington Federal*
803 Main Street
Klamath Falls, OR 97601

Beneficiary's Name and Address

After recording, return to (Name and Address):

James R. Uerlings
803 Main Street, Ste 201
Klamath Falls, OR 97601

Reference is made to that certain trust deed made by _____
Lukhbir Gill and Christina Gill, as grantor, to
Amerititle, as trustee,
in favor of South Valley Bank & Trust, as beneficiary,
dated August 4, 2004, recorded on August 9, 2004, in the Records of
Klamath County, Oregon, in ~~Book 0001~~ ☒ volume No. M04 on page 52157,
~~and for the purpose of recording the same in the public records of Klamath County, Oregon, the undersigned hereby certifies that the foregoing instrument is a true and correct copy of the original instrument as the same appears from the records of the County Clerk of Klamath County, Oregon.~~ covering the following
described real property situated in the above-mentioned county and state (legal description of property):

Lot 860, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

*Washington Federal (current beneficiary) is the successor entity by merger to South Valley
Bank & Trust.

Beneficial interest in Trust Deed assigned to Washington Federal by assignment and
recorded on 02/21/2013 at Instrument #2013-001967 in the Records of Klamath County, Oregon.
James R. Uerlings appointed Successor Trustee on 03/18/2013 at Instrument #2013-002919
in the Records of Klamath County, Oregon.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appoint-
ments of a successor trustee have been made, except as recorded in the Records of the county or counties in which the above-
described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining
secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by
the successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default
for which foreclosure is made is grantor's failure to pay when due the following sums:

Failure to pay full balance due on promissory note of \$69,946.81 (plus interest, late
fees, foreclosure costs and advances by the beneficiary), which matured and became fully
due and payable on 03/01/2013.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately
due and payable, those sums being the following:

As of 03/15/2013, \$69,946.81, plus interest from 03/15/2013 at the rate set in the
promissory note until paid, plus attorney fees, trustee fees, late fees, foreclosure
guarantee costs and all other costs of foreclosure and advances by the beneficiary or
successor. This loan fully matured on 03/01/2013.

(CONTINUED)

Returned @ Counter



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

The sale will be held at the hour of 11 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on September 24, 2013, at the following place: 803 Main Street, Ste 201 in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

Other than as shown of record, 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 subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except:

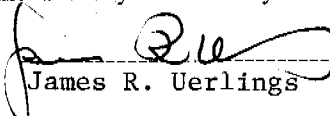
Name and Last Known Address

Nature of Right, Lien or Interest

Notice is further given that 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, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this instrument, where the context so requires, the singular includes 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, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, the undersigned has executed this instrument on April 23, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.


James R. Uerlings

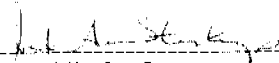
Successor ☐ TRUSTEE ☒ BENEFICIARY (INDICATE WHICH)

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 23, 2013,
by James R. Uerlings, Successor Trustee

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____




Notary Public for Oregon

My commission expires 10/21/2013