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2013-006045

Klamath County, Oregon

NOTICE OF DEFAULT
AND ELECTION TO SELL

00136740201300060450030035

05/29/2013 02:43:29 PM

Fee: \$47.00

Randy W. Ingram & Christina M. Ingram
824 NE Lillian Street
Creek, OR 97457Grantor's Name and Address*
Aspen Title and Escrow, Inc. (Neal
G. Buchanan, Attorney at Law, Successor)
435 Oak Avenue, Klamath Falls, OR 97601Trustee's Name and Address*
Ronald J. Hiles & Mary C. Hiles
Trustees of the Ronald J. Hiles and
Mary C. Hiles Family Trust dated 4-18-96

Beneficiary's Name and Address*

After recording, return to (Name and Address):
Neal G. Buchanan, Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601*ORS 205 requires the first page of a recorded document to show the names
and addresses of all parties. Use Stevens-Ness Form No. 1258, Cover Sheet
for instrument to be recorded, if you need additional space.SPACE RESERVED
FOR
RECORDER'S USEReference is made to that certain trust deed made by Randy W. Ingram and Christina M. Ingram
Husband and Wife, as grantor, to
Aspen Title and Escrow, Inc. (Neal G. Buchanan, Attorney at Law, as Successor), as trustee,
in favor of Ronald J. Hiles & Mary C. Hiles, Trustees of the Ronald J. and Mary*, as beneficiary,
dated June 17, 1996, recorded on June 24, 1996, in the Records of
Klamath County, Oregon, in ☒ book ☐ reel ☐ volume No. M96 at page 18703,
and/or as ☐ fee ☐ file ☐ instrument ☒ microfilm ☐ reception No. 20323 (indicate which), covering the following
described real property situated in the above-mentioned county and state (legal description of property):*C. Hiles Family Trust dated 4-18-1996
Lot 1, Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES in the County of Klamath
State of Oregon, together with a 1973 Flamingo Mobile Home bearing Serial No.
14X65GCI1804905, X Plate No. 105626 which is firmly affixed to the said real property.By appointment of Successor Trustee dated May 2, 2003 and recorded at 2013-001342,
Neal G. Buchanan, Attorney at Law was appointed as Successor Trustee.NOTE: Christina Marie Ingram died May 28, 2012; a certified copy of her Death
Certificate is recorded at 2013-002354, In 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:

- 1) ~~Failure to make monthly payments beginning September 21, 2012 and~~
~~the 21st day of each month thereafter in the amount of \$470.00 each month.~~
- 2) ~~Failure to pay~~
Real property taxes for the 2012-13 tax year as required by paragraph 5
of the Trust Deed
- 3) Failure to maintain Insurance as required by paragraph 4 of the Trust Deed

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:

- 1) Principal and Interest at the sum of \$26,272.73 plus interest at the rate
of 11.0% from October 3, 2012 until paid
- 2) Delinquent real property taxes
- 3) Cost of title search
- 4) Costs, fees and expenses of the Trust including Trustee and attorney fees

(CONTINUED)



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 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110 on October 7, 2013, at the following place: 435 Oak Avenue 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

SEE ATTACHED EXHIBIT A

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 May 29, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

Neal G. Buchanan
Successor ☒ TRUSTEE ☐ BENEFICIARY (INDICATE WHICH)

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 29, 2013
 by Neal G. Buchanan, Successor Trustee

This instrument was acknowledged before me on May 29, 2013
 by Neal G. Buchanan, Successor Trustee
 as _____
 of _____



Margaret John
 Notary Public for Oregon
 My commission expires 9-12-14

EXHIBIT A

Name and Last Known Address	Nature of Right, Lien or Interest
1. Tammy L. Ingram aka Tammy L. Crutchfield 9b Spaniel Court Greenville, SC 29607	Judgment entered in Klamath County Circuit Court Case #9103504CV
2. Carter-Jones Collection Service P. O. Box 145 Klamath Falls, OR 97601	Judgment entered in Klamath County Circuit Court Case #0203747CVT
4. Cach, LLC c/o CT Corporation System 505 Union Ave SE, Suite 120 Olympia, WA 98501	Judgment entered in Klamath County Circuit Court Case #1000214CV
5. Cach, LLC c/o Suttell & Hammer, P.S. P. O. Box C-90006 Bellevue, WA 98009	Attorney for Judgment Creditor Cach, LLC in Klamath County Circuit Case #1000214CV
6. Candace Amborn Chapter 7 Bankruptcy Trustee P. O. Box 580 Medford, OR 97501-0214	Trustee in Bankruptcy in Bankruptcy Estate of Randy Wayne Ingram U.S. Bankruptcy Court Case #12-63726-tmr7
7. OCCUPANT 16712 Freight Road Lane Klamath Falls (Keno) Oregon 97601	