

mtl 98317

After Recording Return to:

Joseph E. Kellerman

Hornecker, Cowling, Hassen & Heysell, L.L.P.

717 Murphy Road

Medford, OR 97504

2013-008758

Klamath County, Oregon

08/01/2013 04:01:36 PM

Fee: \$42.00

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE is hereby given that the obligation secured by the Trust Deed described below is in default, and that the beneficiary has elected to foreclose the Trust Deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the Trust Deed.

The Beneficiary Exemption Affidavit is being recorded concurrently with this notice.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: Bruce C. Bonner and Toni L. Bonner
 Trustee: Aspen Title & Escrow, Inc.
 Successor Trustee: Joseph E. Kellerman
 717 Murphy Road
 Medford, OR 97504
 Beneficiary: AmericanWest Bank, Successor-in-interest
 by merger to PremierWest Bank
2. Property covered by the Trust Deed: Lot 14, Block 218, MILLS SECOND
 ADDITION TO THE CITY OF KLAMATH FALLS, according to the official
 plat thereof on file in the office of the Clerk of Klamath County, Oregon
3. Trust Deed was recorded on November 2, 2004 at Volume M04, page 75289-
 94, Microfilm Records of Klamath County, Oregon.
4. Default for which foreclosure is made is the failure of Grantor to pay required
 payments pursuant to the terms of the promissory note.
5. The sum owing on the obligation secured by the Trust Deed is \$97,736.95 as
 of July 16, 2013, plus accrued but unpaid late charges in the amount of
 \$543.92, plus interest on the unpaid principal balance from March 28, 2013
 until paid at the Wall Street Journal Prime plus 6.5 percentage points, plus
 trustee's, attorneys' costs and fees incurred, plus such sums as the Beneficiary
 may advance for the benefit of Grantor (*i.e.*, real property taxes, insurance
 premiums, etc.) The Beneficiary has accelerated the entire balance as due and
 owing.

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6. The Beneficiary has and does elect to sell the property to satisfy the obligation.
7. The property will be sold in the manner prescribed by law on the 20th day of December, 2013, at 10:00 a.m. standard time as established by ORS 187.110, at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, 97601, Klamath County, Oregon.
8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.
9. In construing this notice and whenever the context hereof 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 said Trust Deed, and their successors in interest, the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the Trust Deed, and any collateral beneficiary, and their successors in interest.

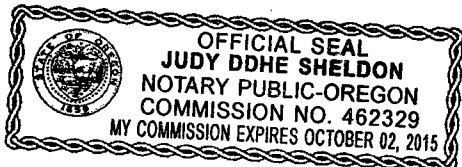
DATED this 29 day of July, 2013.

HORNECKER, COWLING,
HASSEN & HEYSELL, L.L.P.

By: _____
Joseph E. Kellerman, Successor Trustee

STATE OF OREGON)
) ss.
County of Jackson)

On this 29th day of July, 2013, personally appeared before me Joseph E. Kellerman, as Successor Trustee, and acknowledged said instrument to be his voluntary act and deed.



Judy Ddhe Sheldon
Notary Public for Oregon
My Commission Expires: 10/2/15