

Returned to Counter



07/10/2014 02:10:30 PM Fee: \$52.00

AFTER RECORDING RETURN TO:
Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601

Re: Trust Deed From:
George McCoy, 570 NE 43rd Ave., Camas, WA 98607
George McCoy, 2018 Lavey St., Klamath Falls, OR 97601

To:
Nathan J. Ratliff,
Successor Trustee
620 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Tammy Lee Zaninovich
591 Johnston Avenue
Shasta, CA 93263

**NOTICE OF DEFAULT AND
ELECTION TO SELL**

Reference is made to that certain trust deed made by **GEORGE MCCOY**, as grantor, to **NATHAN J. RATLIFF**, as successor trustee, in favor of **ESTATE OF JUNIOR LEE JACKSON**, as beneficiary, dated February 24, 2010, recorded on March 1, 2010, as Instrument No. 2010-002764, of the Official Records of Klamath County, Oregon, said trust deed having been assigned to **TAMMY LEE ZANINOVICH**, as successor beneficiary pursuant to that certain assignment of trust deed by beneficiary dated May 22, 2014, and recorded on June 3, 2014, as Instrument No. 2014-005894 of the Records of Klamath County, Oregon, covering the following described real property situated in the above-mentioned county and state, to-wit:

The E ½ of Lot 8, Block 43 of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID.: R373964; Map ID No.: R-3809-028CD-02600-000

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments 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. Payments (Principal and Interest in the amount of \$569.73 each):
- | | | |
|---------------------|----------|----------|
| February 3, 2014 | 569.73 | |
| March 3, 2014 | 569.73 | |
| April 3, 2014 | 569.73 | |
| May 3, 2014 | 569.73 | |
| June 3, 2014 | 569.73 | |
| July 3, 2014 | 569.73 | |
| Total of 6 payments | 3,418.38 | 3,418.38 |
2. Late Charges:
- | | |
|---|--------|
| 5% late charge on each missed payment | |
| At the rate of \$28.49 per late payment | |
| for the months specified above (6 months) | 170.94 |

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3. Liens:

Judgment in Case No. 1303642CV

Entered: March 18, 2014

Amount:

\$36,000.00

lump sum spousal support

plus interest, costs if any

Creditor: Brandy Ray McCoy

Debtor: George Albert McCoy

Judgment in Case No. 1303642CV

Entered: March 18, 2014

Amount: \$100.00 per month child support,

Unknown

plus interest, costs, if any

Creditor: Brandy Ray McCoy

Debtor: George Albert McCoy

TOTAL:

39,589.32

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

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-wit:

UNPAID PRINCIPAL IN THE AMOUNT OF \$71,371.87, PLUS INTEREST THEREON AT FIVE PERCENT (5%) PER ANNUM FROM JANUARY 4, 2014, UNTIL PAID, together with foreclosure costs, trustee fees, attorney fees, and sums required for the protection of the property and additional sums secured by the Deed of Trust.

NOTICE IS HEREBY 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 interested acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of 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 **10:30 A.M.**, in accord with the standard time established by ORS 187.110 on **November 24, 2014**, at **620 Main Street, Klamath Falls, Klamath County, 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.

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.

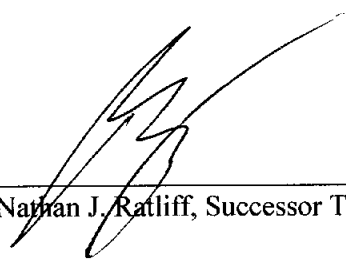
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In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED this 9 day of July, 2014.




Nathan J. Ratliff, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9 day of July, 2014, by
Nathan J. Ratliff.





NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-14