

2016-002386

Klamath County, Oregon



00183340201600023860030030

03/03/2016 01:38:47 PM

Fee: \$52.00

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from Patti L. Langston,

To Amerititle, an Oregon Corporation, as Trustee

For the benefit of David L. McNearney and Netha J. McNearney, as Tenants by the Entirety, as to an undivided $\frac{1}{2}$ interest; and Christopher L. McNearney and Pamela L. McNearney, as Tenants by the Entirety, as to an undivided $\frac{1}{2}$ interest; together as Tenants in Common, Beneficiary

AFTER RECORDING RETURN TO:
Scott D. MacArthur, Successor Trustee
125 S. 6th Street
Klamath Falls, OR 97601

Returned at Counter

NOTICE OF DEFAULT AND ELECTION TO SELL

KNOW ALL MEN BY THESE PRESENTS, that PATTIL. LANGSTON, is the grantor, and AMERITITLE, an Oregon Corporation is the trustee, and DAVID L. McNEARNEY and NETHA J. McNEARNEY, as Tenants by the Entirety, as to an undivided $\frac{1}{2}$ interest; and CHRISTOPHER L. McNEARNEY and PAMELA L. McNEARNEY, as Tenants by the Entirety, as to an undivided $\frac{1}{2}$ interest; together as Tenants in Common., Beneficiary is the beneficiary under that certain trust deed dated October 11, 2007, and recorded on October 29, 2007, in book/reel/volume No. 2007 at page 018537 of the Mortgage (Microfilm) Records of Klamath County, Oregon. The property is located at 32314 Drews Road, Sprague River, Oregon 97639 and legally described as:

Lots 7, 9 and 10 of SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 mortgage records of the county or counties in which the above described real property is situate; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action has been dismissed.

There is a default by the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their 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:

Payment of the real property taxes for the tax year 2013-2014 in the amount of \$326.27, plus interest.

Payment of the real property taxes for the tax year 2014-2015 in the amount of \$292.59, plus interest.

Payment of the real property taxes for the tax year 2015-2016 in the amount of \$265.02, plus interest.

Payment of the personal property taxes for the tax year 2015-2016 in the amount of \$39.12, plus interest.

Monthly payments beginning November 15 2015 in the sum of \$279.05 per month.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$6,030.04 as of October 5, 2015, plus interest.

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

Said sale will be held at the hour of 11:00 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on July 15, 2016, at the following place: 125 S. 6th Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee of said sale.

Other than as shown of record, neither the said beneficiary or the said 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 the 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
Patti L. Langston 32314 Drews Road, Sprague River, Oregon 97639	Default upon Trust Deed
Estate of Patti L. Langston 32314 Drews Road, Sprague River, Oregon 97639	Default upon Trust Deed
April Stone 17810 Freight Road Klamath Falls, OR 97601	Heir at Law

David Stone
P.O. Box 1315
29 Palms, CA 92277

Heir at Law

DHS/Estate Administration Unit
P.O. Box 14021
Salem, OR 97309-5024

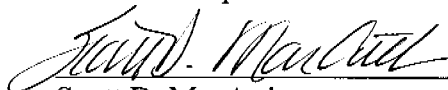
Request For Notice of Transfer or
Encumbrance, Dated December 11, 2015;
Recorded December 18, 2015, 2015-013590

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 said 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's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

Notice to potential purchasers. Without limiting the trustee's disclaimer of representation or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamine, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: March 3, 2016.

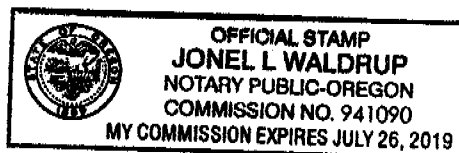


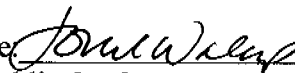
Scott D. MacArthur
Successor Trustee

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 3rd day of March, 2016, by Scott D. MacArthur.

(SEAL)



Before me 
Notary Public for Oregon
My Commission Expires: 7/26/19