

After recording return to:
Matthew L. Mohill
65 NW Greeley Ave.
Bend, OR 97701

2017-011534
Klamath County, Oregon
10/11/2017 10:07:00 AM
Fee: \$57.00

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made, executed and delivered by Alta Hise-Pollard, as grantor, to Amerititle as trustee and as then assigned to Matthew L. Mohill, Attorney at Law, as Successor Trustee, to secure certain obligations in favor of Wesley J. Olson and Denise Olson as Beneficiaries, dated September 8, 2016, recorded September 12, 2016 at document number 2016-009631, Klamath County Records covering the following described real property situated in said county and state, to-wit:

PARCEL 1:

EXHIBIT 'A'

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., thence in the Southwesterly direction along the West line of Highway 97, 255 feet to the point of beginning meets and bound description of land herein conveyed: Thence Southwesterly continuing along Highway 97, 50 feet; thence in a Northwesterly direction at right angle to said highway 100 feet; thence in a Northeasterly direction parallel to said highway 50 feet: Thence in a Southeasterly direction at right angles to said highway 100 feet to place of beginning. Situated in Section 31, Township 24 South, Range 9 E.W.M., except that parcel of land which was deeded to the Oregon State Highway Commission in: Deed recorded February 18, 1943 in Volume 153 page 140, Records of Klamath County, Oregon.

PARCEL 2:

Commencing at a point 857.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., thence in a Southwesterly direction along the West line of Highway 97, 305 feet; Thence Northwesterly 80 feet angle to the highway right of way to the point of beginning meets and bounds description of land herein conveyed: Thence Northwesterly 100 feet thence Northeasterly at right angles 50 feet: Thence Easterly 100 feet thence Southwesterly 50 feet, parallel Highway 97 to place of beginning, situated in Section 31, Township 24 South, Range 9 E.W.M.

PARCEL 3:

Return To:
 **AmeriTitle**

Recorded by AmeriTitle as an
accommodation only. No liability
is accepted for the condition of
title or for the validity, sufficiency,
or effect of this document.

A parcel of land containing 0.12 acres, situate on the West side of U.S. Highway 97 in the NW1/4 NW1/4 of Section 31, T.24S., R.9.E.W.M., Klamath County, Oregon, and more particularly described as follows:

COMMENCING AT A POINT, a 2 1/2" brass-capped steel pipe at the intersection of the North Line of Section 31 and the NW line of U.S. Highway 97 and 50 feet from the centerline thereof, from which the NW corner of Section 31 bears North 89° 04' 28" West 847.46 feet; THENCE along the NW line of said U.S. Highway 97, S 25° 16' 43" W 273.34 feet to the POINT OF BEGINNING, a #5 plastic-capped steel rod set along the NW line of U.S. Highway 97 and 50 feet from the centerline thereof; THENCE continuing along said NW line of U.S. Highway 97 S 25° 16' 43" W 29.75 feet to a point; THENCE along a line at right angles to U.S. Highway 97, N 64° 43' 17" W 180.00 feet to a point; THENCE along a line parallel with U.S. Highway 97, N 25° 16' 43" E 29.75 feet to a point, the original SW corner of Tax Lot 3700; THENCE along a line at right angle to U.S. Highway 97 and with the original S.W. Lines of Tax Lots 3700 and 3600, S 54° 43' 17" E 180.00 feet to the point of beginning.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

\$3521.36

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit:


\$79,211.35

A notice of default and election to sell and to foreclose was duly recorded in the Klamath County Records, reference thereto hereby being expressly made.

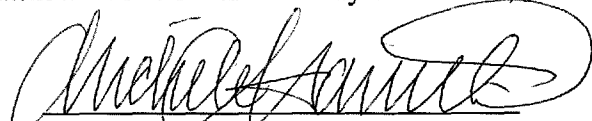
WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on the 14th day of March at the hour of Ten (10) o'clock, AM., 2018 as established by Section 187.110, Oregon Revised Statutes, in front of the Gilchrest Post Office, Manzanita Drive, Gilchrest, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by her of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

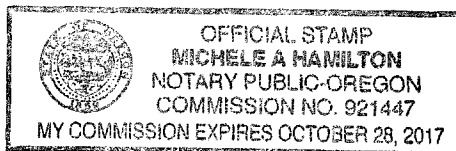
In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and 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.

DATED this 2nd day of October, 2017


Matthew L. Mohill, Successor Trustee

Subscribed and sworn to before me by Matthew L. Mohill this 2nd day of October, 2017.


Notary Public for Oregon



NOTICE TO TENANTS

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day, 60-day or 90-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day, 90-day or 120-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day, 60-day, or 90 day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is March 14th, 2017.

The name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law. You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice.

Oregon State Bar Lawyer Referral Service
Toll-free in Oregon at 800-452-7636

Modest Means Program
Toll-free in Oregon at 800-452-7636.
Deschutes County Legal Aid

LASO Bend Regional Office
1029 NW 14th Street, Suite 100
Bend, OR 97101
(541) 385-6944 or 1-800-678-6944
Monday - Wednesday, 10:00 a.m. to 2:00 p.m