

Re: Trust Deed from
Kenneth M. Clegg
Grantor

to

**Amerititle
Trustee**

2017-012681

Klamath County, Oregon

11/03/2017 08:55:48 AM

Fee: \$52.00

After Recording Return To:

Bradley S. Copeland, Successor Trustee
Arnold Gallagher P.C.
800 Willamette Street, Suite 800
Eugene, OR 97401

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Kenneth M. Clegg, as grantor, to Amerititle, as trustee, in favor of PacWest Funding, Inc., an Oregon corporation, dba Precision Capital, as beneficiary, dated January 19, 2017, and recorded on January 23, 2017, as Instrument No. 2017-000666 of the Official Records of Klamath County, Oregon and that certain Assignment of Trust Deed by Beneficiary recorded on January 31, 2017 as Instrument No. 2017-000978 in the Official Records of Klamath County, Oregon wherein PC-0117-G Joint Venture is named as successor beneficiary under said trust deed, covering the following described real property situated in said county and state, to-wit:

A portion of Lots 5 and 6 in Block 32, HOT SPRINGS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 6, Block 32 HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, thence Northwesterly along the Easterly side of alley 80 feet; thence Northeasterly parallel with Leroy Street 40 feet; thence Southeasterly parallel with Eldorado Avenue 28 feet; thence Northeasterly parallel with Leroy Street 3 feet; thence Southeasterly parallel with Eldorado Avenue 52 feet to Leroy Street; thence Southwesterly along said line of Leroy Street 43 feet to the place of beginning, being a portion of Lots 5 and 6 in Block 32, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon.

The undersigned hereby certifies that no assignment of the beneficial interest under the trust deed, 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 situated; 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 except as permitted by ORS 86.752(7).

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: interest only payments in an amount not less than \$704.12 per month beginning August 27, 2017 and continuing each month thereafter.

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: the principal balance of \$70,471.00, together with accrued interest through October 16, 2017 in the amount of \$1,877.66, with interest continuing to accrue thereafter at the rate of \$23.47 per diem until paid, late charges in the sum of \$70.42, and such other costs, charges and fees as are due under the note or other instrument secured, and as are provided by statute.

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 ORS 86.705 to 86.815, and to cause to be sold at public

auction to the highest bidder for cash 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 compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 A.M., on March 19, 2018 in accord with the standard time established by ORS 187.110, at the following place: Klamath County Courthouse front entrance, 316 Main Street, in the City of Klamath, County of Klamath, State of Oregon, which is the hour, date and place set for said sale.

Other than as shown of record, neither the said beneficiary nor 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:

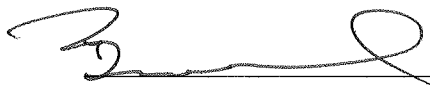
<u>NAME AND LAST KNOWN ADDRESS</u>	<u>NATURE OF RIGHT, LIEN OR INTEREST</u>
None.	

Notice is further given that any person named in ORS 86.778 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 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 ORS 86.778.

Without limiting the trustee's disclaimer of representations 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 methamphetamines, 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.

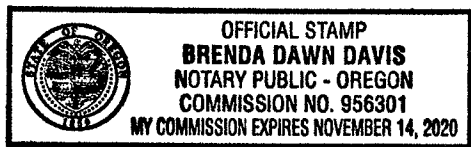
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the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

DATED: November 2, 2017


Bradley S. Copeland, Successor Trustee

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on November 2, 2017, by Bradley S. Copeland, the Successor Trustee.




Notary Public for Oregon
My Commission Expires: 11-14-20