

2018-001481

Klamath County, Oregon

02/06/2018 11:35:01 AM

Fee: \$57.00

**When recorded mail document to:**

Clear Recon Corp  
111 SW Columbia Street #950  
Portland, OR 97201  
866-931-0036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF DEFAULT AND ELECTION TO SELL**

TS No.: 065647-OR  
Loan No.: \*\*\*\*\*5479  
Legal Authority: ORS 86.752, 86.771

18001 | 885

Reference is made to that certain trust deed (the "Deed of Trust") executed by ALICE L SISEMORE, as Grantor, to AMERITITLE, as Trustee, in favor of EAGLE HOME MORTGAGE, LLC, as Beneficiary, dated 3/30/2009, recorded 4/3/2009, as Instrument No. 2009-004734, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon:

**PARCEL 1:**

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, OUSE KILA HOME SITES, A PLATTED PORTION OF KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY #140 (LAKESHORE DRIVE) A DISTANCE OF 49.5 FEET TO A POINT; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF SAID LOT 1, OUSE KILA HOME SITES; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING.

**PARCEL 2:**

BEGINNING AT A STEEL FENCE POST IN AN OLD FENCE LINE WITH WOODEN POSTS, SAID POINT BEING THE ACCEPTED MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW 1/4 NW 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE EAST 245.9 FEET TO A STEEL FENCE POST THAT IS THREE FEET NORTH OF THE ABOVE DESCRIBED FENCE LINE; THENCE NORTH A DISTANCE OF 396.98 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 1, OUSE KILA HOME SITES #2, A PLATTED PORTION OF KLAMATH COUNTY, OREGON, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S. 66°17' E. A DISTANCE OF 65.65 FEET TO AN IRON PIPE IN THE FENCE LINE ON THE NORTH SIDE OF LAKESHORE DRIVE; THENCE N. 23°31'10" E. TO THE SHORE OF UPPER KLAMATH LAKE; THENCE NORTHWESTERLY ALONG THE SHORE OF SAID LAKE TO THE EXTENSION OF THE EAST LINE OF OUSE KILA HOME SITES #2, A PLATTED PORTION OF KLAMATH COUNTY, OREGON; THENCE SOUTHERLY ALONG SAID EXTENSION AND SAID EAST LINE TO THE POINT OF BEGINNING.

**PARCEL 3:**

**LOT 1, OUSE KILA HOME SITES, AND LOT 1, OUSE KILA HOME SITES NO.2, PLATTED PORTION OF KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**PARCEL 4:**

**ALL THAT PORTION OF THE WEST 245 FEET OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF LOTS 1, 2 AND 3 OF OUSE KILA HOME SITES, KLAMATH COUNTY, OREGON.**

**PARCEL 5:**

**LOT 2, OUSE KILA HOME SITES, AND LOT 2, OUSE KILA HOME SITES NO.2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**APN: R423367 // R-3808-025BB-00400-000 & R423349 // R-3808-025BB-00500-000 & R423321 // R-3808-025BB-00600-000 & R423465 // R-3808-025BB-02800-000 & R423447 // R-3808-025BB-02900-000 & R423438 // R-3808-025BB-03000-000 & R423410 // R-3808-025BB-03100-000**

**Commonly known as:  
1903 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601**

**The current beneficiary is:  
CIT BANK, N.A.**

The undersigned hereby certifies that no assignments of the Deed of Trust 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 Deed of Trust, or, if such action has been instituted, the action has been dismissed, except as permitted by ORS 86.752(7), 86.010.

There is a default by grantor or other person owing an obligation, or by their successor-in-interest, the performance of which is secured by the Deed of Trust with respect to provisions therein which authorize sale in the event of default of such provision. The tax default consists of tax years 2015 and 2016 in the total amount of \$2,719.19.

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, those sums being the following: **\$437,878.99**

Notice hereby is given that the beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the Deed of Trust 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 grantor executed the Deed of Trust, together with any interest grantor or grantor's successor in interest acquired after the execution of the Deed of Trust, to satisfy the obligations secured by the Deed of Trust and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.



**After recording, return to:**

CIT Bank, N.A.  
ATTN: Jon Dickerson  
2900 Esperanza Crossing  
Austin, TX 78758

RECEIVED  
JAN 02 2018

DEPARTMENT OF JUSTICE  
OFFICE OF THE ATTORNEY GENERAL  
OREGON FORECLOSURE AVOIDANCE PROGRAM  
BENEFICIARY EXEMPTION AFFIDAVIT

Lender/Beneficiary:	CIT Bank, N.A.
Jurisdiction*	National Association

\*If Lender/Beneficiary is not a natural person, provide the state or other jurisdiction in which the Lender/Beneficiary is organized.

I, Jon Dickerson (printed name) being first duly sworn, depose, and state that:

This affidavit is submitted for a claim of exemption to the Office of the Attorney General of Oregon under Oregon Laws 2013, chapter 304, §2(1)(b).

1. The above named individual or entity commenced or caused an affiliate or agent of the individual or entity to commence the following number of actions to foreclose a residential trust deed by advertisement and sale under ORS 86.752 or by suit under ORS 88.010 during the calendar year preceding the date of this affidavit: 88 [not to exceed 175];
2. The undersigned further certifies that she/he: [check only one of the following boxes]  
 is the individual claiming exemption from requirements established under Or Laws 2013, ch 304, or  
 is the Director [insert title] of the entity claiming exemption from requirements established under Or Laws 2013, ch 304, and is authorized by such entity to execute this affidavit on its behalf.

[Signature] Jon Dickerson Director

State of Texas )  
 ) ss.

County of Travis )

Signed and sworn to (or affirmed) before me this 2 day of January, 2018

by Jon Dickerson

[Signature]  
Notary Public for Lucla C. Castro  
My commission expires: September 27, 2019

