

AFTER RECORDING RETURN TO:

Willard L. Ransom, Successor Trustee
SORENSEN, RANSOM, FERGUSON & CLYDE, LLP
133 NW D STREET
GRANTS PASS, OR 97526

Amerititle
MTC 2020277 An

2018-014502

Klamath County, Oregon

12/03/2018 02:40:01 PM

Fee: \$92.00

NOTICE OF DEFAULT AND ELECTION TO SELL

1. DESCRIPTION OF TRUST DEED. This notice refers to that certain trust deed executed by JOHN A DOHMAN JR. and SHIANNE M. GRAVES, not as Tenants in Common but with Rights of Survivorship, as Grantor; to AMERITITLE, an Oregon Corporation, as Trustee, in favor of RONALD L. YOUNG and THOMAS LEE YOUNG or the survivor thereof, as Beneficiary, dated October 27, 2016, recorded December 1, 2016, in the Official Records of Klamath County, Oregon, as Document Number 2016-012792, covering the following described real property situated in said county and state, to-wit:

Lots 38 and 39 of PONDEROSA 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 beneficial interest in the trust deed and no appointments of successor trustee have been made by the trustee or by the beneficiary, other than by instruments recorded in the official records of each county where the above-described real property is situated. There is no pending action that has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed.

2. DEFAULTS. The grantor is in default in grantor's obligations which are secured by the trust deed. The default pertains to those provisions in the trust deed which authorize sale in the event of default. The default for which the election to foreclose is made is grantor's failure to pay or perform the following obligations: Failure to pay installments of \$450 each, falling due on the 1st day of each month, unpaid for September 1, October 1, November 1 and December 1, 2018; failure to pay all property taxes levied against the property subject of the trust deed before any part of such taxes becomes past due or delinquent; failure to reimburse beneficiary's attorney fees and costs incurred in enforcement of the obligations of the note and trust deed.

3. DECLARATION OF BALANCE DUE. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable. The sums now owing are the following, to-wit: The entire unpaid principal balance of Thirty-four Thousand, Five Hundred Eighty and no/100ths Dollars (\$34,580.00), without interest thereon; together with beneficiary's legal fees and costs incurred in enforcement of the obligation.

4. ELECTION TO FORECLOSE. Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.815. The interest in the above-described property which the grantor had, or had the power to convey, at the time of the execution by the grantor of the trust deed, together with any interest the grantor or the grantor's successors-in-interest acquired after the execution of the trust deed, shall be sold at public auction to the highest bidder for cash, to satisfy the obligations secured by the trust deed, the expenses of the sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

5. TIME, DATE AND PLACE OF SALE. The sale will be held at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on May 2, 2019, at the following place: at the front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon.

6. **UNRECORDED CLAIM OF LIEN OR INTEREST.** 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 which lien or interest is 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, other than as shown of record, except the following:

NAME AND LAST KNOWN ADDRESS	NATURE OF RIGHT, LIEN, OR INTEREST
NONE KNOWN	

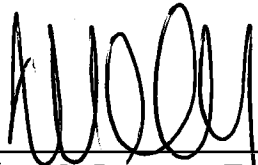
7. **RIGHT TO CURE DEFAULT.** Any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion 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 required under the obligation or trust deed. In addition to paying the sums in default or tendering the performance necessary to cure the default, such party curing the default must pay all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.778.

8. 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.

9. **GRAMMATICAL CHANGES IMPLIED.** In this notice, the masculine gender shall include both the feminine and the neuter; the singular shall include 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.

10. **FORECLOSURE AVOIDANCE MEDIATION EXEMPTION.** Concurrently herewith the beneficiary is submitting a claim of exemption affidavit to the Office of the Attorney General of Oregon, in compliance with ORS 86.726(1)(b). Pursuant to 86.752(4)(b) a copy of the affidavit with which the beneficiary claimed the exemption is attached hereto.

DATED: November 29, 2018



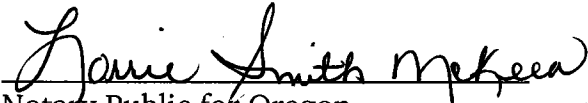
Willard L. Ransom, Trustee

Mailing Address of Trustee:
133 NW D Street
Grants Pass, OR 97526

STATE OF OREGON, County of Josephine) ss. November 29, 2018.

The foregoing instrument was acknowledged before me by Willard L. Ransom, as Trustee.





Notary Public for Oregon
My Commission Expires: 1/25/2020

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

After recording return to:
Willard L. Ransom
Sorenson, Ransom, Ferguson & Clyde, LLP
133 NW D Street
Grants Pass, OR 97526

**Oregon Foreclosure Avoidance Program
BENEFICIARY EXEMPTION AFFIDAVIT**

BENEFICIARY: DANIEL YOUNG, Trustee of the RONALD L. YOUNG TRUST, u/t/d May 17, 2005

JURISDICTION* OREGON

*if Beneficiary is not a natural person, provide the state or other jurisdiction in which the Beneficiary is organized.

The undersigned, Daniel Young, as Trustee of the Ronald L. Young Trust, u/t/d May 17, 2005, 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 86.735 or by suit under ORS 88.010, during the calendar year preceding the date of this affidavit: none.
2. The undersigned further certifies that he is the Trustee of the Ronald L. Young Trust, the entity claiming exemption from requirements established under Oregon Laws 2013, Chapter 304, and is authorized by such entity to execute this affidavit on its behalf.

RONALD L. YOUNG TRUST, u/t/d May 17, 2005

By Daniel Young Trustee
Daniel Young, Trustee

STATE OF OREGON, County of Josephine) ss.

Signed and sworn to (or affirmed) before me this 29th day of November, 2018, by Daniel Young, in his capacity as Trustee of the Ronald L. Young Trust, u/t/d May 17, 2005.

Lorrie Smith McKeen
Notary Public for Oregon
My commission expires: 1/25/2020



(Seal)

See Oregon Department of Justice Form 300
http://www.doj.state.or.us/consumer/pages/foreclosure_mediation_forms.aspx

SORENSEN, RANSOM, FERGUSON & CLYDE, LLP
ATTORNEYS AT LAW
133 NW "D" STREET
GRANTS PASS, OREGON 97526
PHONE: (541) 476-3883
FAX: (541) 474-4495