

**After recording, return to:**  
Lawrence W. Andrews PC  
494 State Street, Suite #230  
Salem, OR 97301-3654

**2019-003521**  
Klamath County, Oregon  
04/01/2019 02:46:01 PM  
Fee: \$92.00

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## NOTICE OF DEFAULT AND ELECTION TO SELL

**GRANTOR:**

Amanda L. Vansickle  
784 Butler Blvd.  
Ontario, OR 97914

**TRUSTEE:**

Lawrence W. Andrews PC  
494 State Street, Suite #230  
Salem, OR 97301-3654

**BENEFICIARY:**

Fredrick Hillman and Dianne Hillman  
5715 State Street  
Salem, OR 97317-9232

Reference is made to that certain Trust Deed made by Amanda L. Vansickle as Grantor, to AmeriTitle as Trustee, in favor of Fredrick Hillman and Dianne Hillman, tenants by the entirety, as Beneficiary, dated January 19, 2018, recorded on January 22, 2018, in the Records of Klamath County, Oregon, as Instrument No. 2018-000764, covering the following described real property situated in the above-mentioned county and state:

**Lots 3 and 4 in Block 32 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The undersigned hereby certifies that a successor Trustee was appointed on March 4, 2019, by the Beneficiary; Assignment of Successor Trustee was recorded on March 5, 2019, in the Records of Klamath County, Oregon, at Instrument No. 2019-001966. The undersigned further certifies that no assignments of the Trust Deed by the Trustee, successor Trustee, or by the Beneficiary have been made, except as recorded in the Records of the county or counties in which the above-described real property is situated. Further, an action has not been commenced to recover the debt, or any part thereof, now remaining secured by the Trust Deed, or, if an action has been commenced, such action has been dismissed except as permitted by ORS 86.752(7).

There is a default by Grantor or other person owing an obligation, performance of which is secured by the Trust Deed, or by the 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:

- November 2018 payment: \$ 692.81
- Late fee for November 2018: \$ 25.00
- December 2018 payment: \$ 692.81
- Late fee for December 2018: \$ 25.00
- January 2019 payment: \$ 692.81
- Late fee for January 2019: \$ 25.00
- February 2019 payment: \$ 692.81
- Late fee for February 2019: \$ 25.00
- March 2019 payment: \$ 692.81
- Late fee for March 2019: \$ 25.00

- April 2019 payment: \$ 692.81
- Late fee for April 2019: \$ 25.00
- Foreclosure Guaranty \$ 200.00
- Real property taxes 2018-2019: \$ 171.61
- Current attorney fees and costs: \$ 2,043.40

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, those sums being the following:

**\$25,657.04 (plus interest at 6% per annum from October 16, 2018, until paid, plus late fees of \$150.00, plus foreclosure guaranty of \$200.00, plus attorney fees and costs of \$2,043.40, plus real property taxes 2018-2019 \$171.61.)**

Notice hereby is given that the Beneficiary and Trustee, by reason of the default, have elected and do hereby elect to foreclose the 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 described property which Grantor had, or had the power to convey, at the time of the execution by Grantor of the Trust Deed, together with any interest Grantor or Grantor's successor in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by the 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.

The sale will be held at the hour of 10:00 o'clock, a.m., in accord with the standard of time established by ORS 187.110 on August 14, 2019, at the following place: Klamath County Courthouse, 316 Main Street, Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

Other than as shown of record, 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 subsequent to the interest of the Trustee in the Trust Deed, or of any successor in interest to 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>
Jamie Schuessler 784 Butler Blvd. Ontario, OR 97914	Tenant

Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five (5) 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, and in addition to paying the 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 fees not exceeding the amounts provided by ORS 86.778.

In construing this instrument, where the context so requires, 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 the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities, and to individuals.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date stated below; any signature on behalf of a business or other entity is made with the authority of that entity.

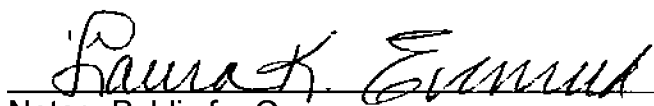
Dated: April 1, 2019

  
LAWRENCE W. ANDREWS, Trustee

STATE OF OREGON       )  
                                      ) ss.  
County of Marion       )

This instrument was acknowledged before me on April 1, 2019, by Lawrence W. Andrews as Trustee.



  
Notary Public for Oregon  
My commission expires: July 12, 2021