

2020-002313

Klamath County, Oregon



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02/26/2020 12:00:40 PM

Fee: \$92.00

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed
From : Christopher B. Murdock and
Karana A. Murdock
Grantor

To AmeriTitle, a Delaware Corporation,
Trustee

For the benefit of Florence E. Draper, Beneficiary

AFTER RECORDING RETURN TO:
Scott D. MacArthur, Successor Trustee
125 S. 6th Street
Klamath Falls, OR 97601

NOTICE OF DEFAULT AND ELECTION TO SELL

KNOW ALL MEN BY THESE PRESENTS, that CHRISTOPHER B. MURDOCK and KARANA A. MURDOCK, as tenants by the Entirety, is the grantor, and AMERITITLE, a Delaware Corporation, is the trustee, and FLORANCE E. DRAPER, is the beneficiary under that certain trust deed dated March 12, 2019, and recorded on March 20, 2019, as Instrument No. 2019-002535 of the Mortgage (Microfilm) Records of Klamath County, Oregon. The property is described as:

A parcel of land being situate in the SE 1/4 SE 1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 238.7 feet North of a point 308.7 feet West of the corner common to Township 39 and 40 South, Range 7 and 8 East of the Willamette Meridian, in the County of Klamath, State of ; thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence West 208.7 feet to the place of beginning.

Saving and excepting therefrom the West 5 feet thereof conveyed to Klamath County by Volume M75 Page 8217 and Volume M75 Page 8224, microfilm records of Klamath County, Oregon.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary 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 situate; 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.

Returned at Counter

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:

Failure to make monthly payments in the amount of \$800.00, per month from October 10, 2019.

Failure to pay real property taxes for the 2019-2020 tax year in the amount of \$1,459.86 plus interest.

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: \$144,152.53 as of October 31, 2019, plus interest and costs.

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 Oregon Revised Statutes Sections 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for case 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 compensation of the trustee as provided by law, and the reasonable fees of trustee's attorney.

Said sale will be held at the hour of 11:00 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on July 6, 2020, at the following place: 125 S. 6th Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee of said sale.

Other than as shown of record, neither the said beneficiary or 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:

NAME AND LAST KNOWN ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
Christopher B. Murdock P.O. Box 221 Keno, OR 97627	Default
Karana A. Murdock P.O. Box 221 Keno, OR 97627	Default

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 said 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's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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.

OREGON STATE BAR, 16037 S.W. Upper Boones Ferry Road, Tigard, OR 97224, Phone (503) 620-0222, Toll-Free 1-(800) 452-8260. Website: <http://www.osbar.org>.

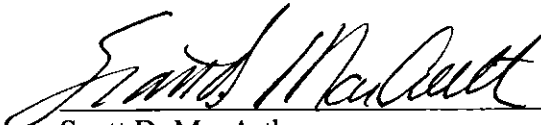
Directory of Legal Aid Programs: Website: <http://oregonlawhelp.org>.

If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency.

Klamath County Veterans Service Office, 3328 Vandenburg Road, (Lower Level) Klamath Falls, OR 97603, Phone (541) 883-4274 or 2-1-1.

Klamath Lake Community Action Services, 535 Market Street, Klamath falls, OR 97601, Phone (541) 882-3500.

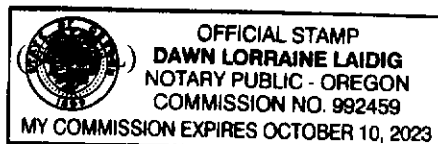
DATED: February 26, 2020.

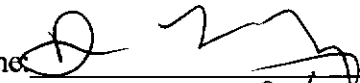


Scott D. MacArthur
Successor Trustee

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 26th day of February, 2020, by Scott D. MacArthur.



Before me 

Notary Public for Oregon 10/10/23
My Commissioner Expires: 10/10/23