

RE: Trust Deed from
Bill Hulbert and Starla Hulbert

Grantor

To

Sterling Savings Bank

Grantee

Tyson L. Calvert, Esq. Successor Trustee

AFTER RECORDING RETURN TO

Tyson L. Calvert, Esq.
Lindsay Hart, LLP
1300 SW 5th Avenue, Suite 3400
Portland, OR 97201

**TYSON L. CALVERT, Esq., SUCCESSOR TRUSTEE, HEREBY GIVES
NOTICE OF DEFAULT AND ELECTION TO SELL:**

Reference is made to that certain trust deed made by Bill Hulbert and Starla Hulbert, each as to an undivided $\frac{1}{2}$ interest, as tenants in common, as the grantors, and Brad Williams c/o UPF Incorporated, a Washington corporation, as the trustee, and Sterling Savings Bank as the beneficiary under that certain trust deed dated December 27, 2006 and recorded on December 28, 2006 as No. 2006-025460 of the Mortgage Records of Klamath County, Oregon, the beneficial interest thereafter being assigned to 366 Development, LLC, by instrument recorded August 10, 2021, as No. 2021-012249, covering the following described real property situated in the above-mentioned county and state, to-wit:

The North 198 feet of the South 398 feet of the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion conveyed to State of Oregon by Deed recorded February 2, 1966 in Volume M66, page 938, 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 situated, further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752.

There is a default by the grantor or other person owing an obligation, the 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:

As of September 7, 2021, the principal balance of \$487,289.92, plus accrued interest of \$6,842.36, plus late charges of \$24,364.50, plus fees and costs added per loan documents in the amount of \$21,408.39, for a total of \$539,905.17, plus attorney's fees and costs to be determined, plus that portion of real property taxes now due for 2020-21 in the amount of \$5,830.06 plus interest.

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, to-wit:

As of September 7, 2021, the principal sum of \$487,289.92 plus all interest, late charges and other fees; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default.

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 the grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest the 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.

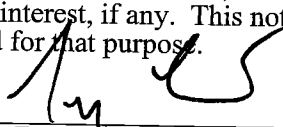
The sale will be held **at the hour of 11:00 a.m.**, in accord with the standard of time established by ORS 187.110 **on January 28, 2022**, at the following place: **front steps of the Klamath County courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon**, which 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 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 that is not later than 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, 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's fees not exceeding the amounts provided by ORS 86.778. In construing this notice, 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. This notice is intended to collect a debt and any information obtained will be used for that purpose.

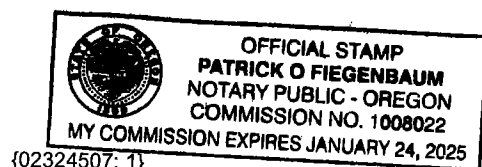
Dated September 13, 2021.



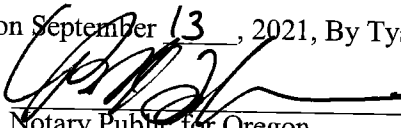
Tyson L. Calvert, Esq.
Successor Trustee
Lindsay Hart, LLP
1300 SW 5th Avenue, Ste. 3400
Portland, OR 97201
Phone: (503) 226-7677
TS #85821-0001

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on September 13, 2021, By Tyson L. Calvert, Esq.



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Notary Public for Oregon
Commission expires: 1-24-25