

2022-006673

Klamath County, Oregon

05/27/2022 09:55:01 AM

Fee: \$92.00

**NOTICE OF DEFAULT
ELECTION TO SELL AND
NOTICE OF SALE
(ORS 86.705 to 86.990)**

The undersigned successor trustee hereby gives the notice required by ORS 86.752:

1. Grantor: Maria A. Egbert

Trustee: Lawyers Title Insurance Corporation, a Virginia Corporation.

Successor Trustee: Equity Trust Corporation, Custodian FBO, Patricia A. Humphrey, IRA.

2. The Trust Deed was dated August 10, 2001, and recorded on the 17th day of August, 2001, in the Official Records of Klamath County, Oregon in Volume M01, page 41626.

The Trust Deed has been modified by documents recorded July 17, 2006 and recorded in M06, page 14344 and by document recorded December 6, 2013 recorded as instrument number 2013-013428 in the Official Records of Klamath County, Oregon.

3. The legal description of the property secured by the Trust Deed is as follows:

PARCEL 1:

The SE ¼ SW ¼ and the SW ¼ SE ¼ in Section 9, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A parcel of land situate in the SE ¼ SW ¼ of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Northwest corner of the E ¼ SW ¼ SE ¼ of said Section 15 as said corner is described in Deed Volume 272, page 340, Klamath County Deed records; thence South 00°24'25" East, 80.0 feet as per said Deed Volume and Page; thence North 88°48'35" West, 1475.0 feet to a 1 inch iron pipe which is 1.07 feet North of the Southerly right of way line of Johns Avenue; thence South 00°21'25" West, 31.08 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence continuing South 00°21'25" West, 400.04 feet to a 5/8 inch iron pin; thence North 88°51'51" West 225.40 feet to a 5/8 inch iron pin; thence North 01°08'09" East, 400.00 feet to a 5/8 inch iron pin; thence South 88°51'51" East, 220.00 feet to the point of beginning.

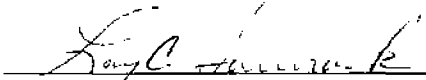
4. The common street addresses for the real properties are: 3104 Southside Bypass, Klamath County, Oregon 97603; 14174 Mann Road, Klamath Falls, Oregon 97603.
5. The default for which the foreclosure is made is as follows:

Failure to pay real property taxes owing to Klamath County, Oregon, resulting in the Beneficiary being required to redeem the property by payment of the taxes in order to avoid the property being foreclosed by the county. It is the obligation of the Grantor of the Deed of Trust mentioned herein to pay and keep real property taxes current.
6. The sum owing on the obligations secured by the Trust Deed is as follows:

Balance owing on the Note obligation is in the amount of \$222,670.26. This amount includes the advancement made by the beneficiary to pay the delinquent real property taxes to Klamath County, Oregon.
7. The amount required to be paid by the Beneficiary to avoid the property being foreclosed by failure to pay the real property taxes is the sum of \$33,529.26 together with interest when added to the Note balance at the rate of 12% per annum from May 28, 2021, to present, together with attorney fees, and foreclosure report cost, that have been presently incurred in these proceedings.
8. The beneficiary elects to sell the property to satisfy the obligation secured by the Trust Deed.
9. The time of the sale is at 10:00 am based on the standard of time established by ORS 187.110. The date and place of sale is on November 1, 2022 at front steps of the Klamath County Courthouse, located at 316 Main Street, Klamath Falls, Oregon 97601. The described property will be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the Trust Deed, and the expenses of the sale including the compensation of the Trustee as provided by law at the reasonable fees of the trustees attorney.
10. Pursuant to ORS 86.778, the Grantor, the Grantor's Successor in interest to all or any part of the Trust property, any Beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property may have the proceeding dismissed and the Trust Deed reinstated by payment of the entire amount due, at the time of the cure, complained of in the Notice of Default, other than such portion as would not then be due had no default occurred together with costs, trustee's and attorney's fees, at any time prior to five (5) days before the date last set for the sale.
11. No action has been instituted to recover the debt or any part of it then remaining secured by the Trust Deed, or, if such action has been instituted the action has been dismissed.

12. Without limiting the trustee's disclaimer of representation 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 methamphetamine, 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.

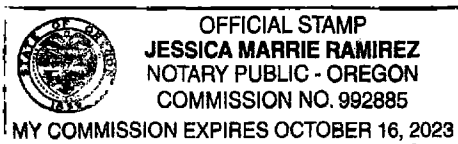
DATED this 25th day of May, 2022.



LARRY C. HAMMACK
Successor Trustee

STATE OF OREGON)
) ss
County of Jackson)

Before me, a Notary Public, personally appeared LARRY C. HAMMACK, known to me to be the person who executed the foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed.

WITNESS my hand and seal this 25th day of May, 2022.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-16-2023