



05/01/2023 01:14:25 PM

Fee: \$92.00

Regarding:  
Trust Deed recorded as Instrument  
No. 2022-007601 in the Klamath  
County Records, Oregon

Grantor:  
Flynt Cody

Beneficiary:  
VCP Ranch, Ltd., an Oregon  
Limited Partnership

Original Trustee:  
AmeriTitle, LLC

Successor Trustee:  
Matthew T. Parks, Esq.  
OSB No. 000895

After recording, return to:  
PARKS & RATLIFF, PC  
620 Main Street  
Klamath Falls, OR 97601

**NOTICE OF DEFAULT  
AND ELECTION TO SELL**

Flynt Cody was the Grantor on that certain Trust Deed, to AmeriTitle, LLC, as Trustee, in favor of VCP Ranch, Ltd., an Oregon Limited Partnership, as Beneficiary, dated June 14, 2022, and duly recorded on June 20, 2022, as Instrument No. 2022-007601 in the Klamath County Records, Oregon, covering the real property legally described as follows, to wit:

**PARCEL A**

Government Lots 2, 3, 4 and the SE1/4 of the SW1/4 of Section 19, and Government Lot 1, the E1/2 of the NW1/4 and the SW1/4 of the NE1/4 of Section 30, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL B**

Unsurveyed Parcels 2 and 3, Land Partition 13-08 replat of Parcel 3 of Land Partition 20-92 in Sections 17, 18, 19, 20, and 29, Township 40 South, Range 11 East of the Willamette Meridian and recorded June 17, 2008 in Volume 2008-008788, Klamath County, Oregon.

The undersigned hereby certifies that no assignments of the Trust Deed by the current Trustee, Matthew T. Parks, Esq. (OSB No. 000895), or by the Beneficiary, VCP Ranch, Ltd., an Oregon Limited Partnership, and no appointments of a successor Trustee have been made, except as recorded in the records of the county or counties in which the above described real property is

located. Further, 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 law.

There is a default by Grantor, 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 such provision. The default for which foreclosure is made is Grantor's failure to pay when due the following sums:

- Payments on the Sale Agreement at \$4,490.46 per month from November 2, 2022, until the present.

By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable totaling \$1,021,167.80, said sums being the following:

1. \$999,308.35 in remaining principal balance
2. \$17,248.33 in interest as of May 1, 2023, accruing on the principal balance from November 2, 2022, until paid
3. \$1,347.12 in late charges
4. \$2,264.00 in foreclosure fees and costs
5. \$1,000.00 in attorney fees and costs
6. Together with title expenses, costs, Trustees fees and attorney fees incurred hereinafter by reason of said default and any further sums advanced by the Beneficiary for the protection of the above-described real property and Beneficiary's interest therein.

Notice hereby is given that the Beneficiary and Trustee, by reason of 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 compensation 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 AM, in accord with the standard of time established by ORS 87.110, on September 12, 2023, at the following place: on the Main Street entrance steps to the Klamath County Circuit Court, 316 Main Street, Klamath Falls, Oregon 97601.

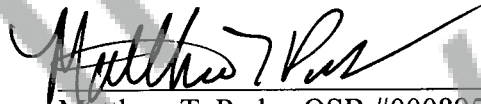
Other than as shown of record, neither the Beneficiary nor the Trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the Trustee in the Trust Deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property except: NONE

Notice is further given that 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), together with costs, Trustee's and attorney's fees, 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, at any time prior to five days before the date last set for sale.

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.

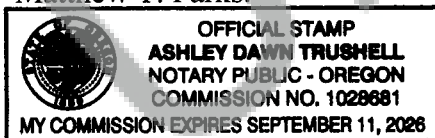
In construing this notice, the singular gender includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, performance of which is secured by the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

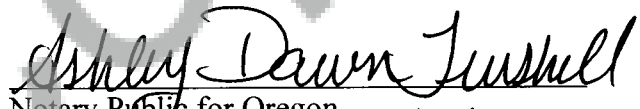
DATED: 5/1/2023

  
Matthew T. Parks, OSB #000895  
Successor Trustee

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

THIS INSTRUMENT WAS ACKNOWLEDGED before me this 1 day of May, 2023, by  
Matthew T. Parks.



  
Notary Public for Oregon  
My commission expires: 9/11/2026

**To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation.**