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AMENDED NOTICE OF DEFAULT AND ELECTION TO SELL REAL PROPERTY BY TRUSTEE

- 1. Grantor: Scott V. Knapp
Trustee: Douglas J. Raab, Esq., 1 SW Columbia Street, Suite 900, Portland, OR 97204
Beneficiary: Jay W. Graves, Trustee of the Jay W. Graves Revocable Trust, dated March 3, 2019
2. Property Description: 207 West Franklin Avenue, Dayville, Oregon, legal description attached as Exhibit "A"
3. Trust Deed Recording: Grant County, Oregon, Fee No: 20192369 (the "Trust Deed"); Appointment of Successor Trustee Recording: July 1, 2021, Grant County, Oregon, Fee No: 20211329.
4. Default: The Trust Deed and the obligations secured by the Trust Deed are in default for: (a) failure to pay when due, real property taxes, principal and interest payments, late fees and attorney fees; and (b) failure to remove liens or encumbrances against the Property.
5. Balance Due Secured by Trust Deed: (1) The sum of \$489,284.58; (2) Interest from June 18, 2021, until paid at the rate of 5% per month, on all amounts due; (3) a late charge of 5% on all unpaid past due sums from February 1, 2021 through June 18, 2021; (4) Trustee fees, attorney fees, foreclosure costs, sums required for protection of the property and additional sums secured by the Trust Deed; and (4) Less amounts paid or credited prior to the sale.
6. Sale of Property: Because of the default, the Beneficiary and the Trustee have elected to foreclose the Trust Deed by advertisement and sale pursuant to ORS Chapter 86.
7. Sale Date, Time, Place: The sale will be held at the hour of 10:30 a.m., on December 3, 2021, at the following place: front steps of the Grant County Courthouse at 200-246 S. Humboldt Street, Canyon City, Oregon.
8. Right to Cure: Any person named in ORS 86.753 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 doing all of the following: (1) Paying the Beneficiary the entire amount due; (2) Curing any other default complained of herein that is capable of being cured by tendering the performance required under the Note or Trust Deed; and (3) Paying all costs and expenses actually incurred in enforcing the Note and Trust Deed, together with Trustee and attorney fees.

This Amended Notice of Default and Election to Sell amends and replaces the Notice of Default and Intent to Sell recorded on July 20, 2021, in the real property records of Grant County, Oregon at document number 20211545.

TENANT NOTICE

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for December 3, 2021. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out-date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR THE REMAINDER OF YOUR FIXED TERM LEASE, IF YOU HAVE A FIXED TERM LEASE; OR AT LEAST 90 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 90 days, even though you have a fixed term lease with more than 90 days left. You must be provided with at least 90 days written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant, who is not the borrower (property owner), or a child, spouse or parent of the borrower, and whose rental agreement: Is the result of an arms-length transaction; Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and was entered into prior to the date of the foreclosure sale.

FORECLOSURE SALE: RENT YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE. You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367 (Application of security deposit or prepaid rent after notice of foreclosure). To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 90 days or at the end of your fixed term lease. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owners name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise: you do not owe rent; the new owner is not your landlord and is not responsible for maintaining the property on your behalf; and you must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 90 days or before your fixed term lease expires. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is as follows:

Contact Information - Oregon State Bar: 16037 SW Upper Boones Ferry Road, Tigard, OR 97224 (503) 684-3763, or toll-free in Oregon at (800) 452-7636 or you may visit its website at: http://www.osbar.org

Contact Information - Legal Aid Services of Oregon: 520 SW 6th Avenue, Suite 700, Portland, Oregon 97204 (503) 224-4086, or toll-free at (800) 228-6958

Or you may visit its website at: http://www.oregonlawhelp.org

DATED: July 20th, 2021

[Handwritten signature of Douglas J. Raab]

Douglas J. Raab, Trustee
Brownstein Rask, LLP
1 SW Columbia Street, Ste. 900
Portland, Oregon 97204
(503) 412-6710

STATE OF OREGON)
) ss.
County of Multnomah)

On this 20th day of July 2021, Douglas J. Raab acknowledged the foregoing to be his voluntary act and deed.



[Handwritten signature of Tanya Marie Norby]
NOTARY PUBLIC FOR OREGON

EXHIBIT "A"

Land in the Town of Dayville, Grant County, Oregon, as follows:
Township 13 South, Range 26 East of the Willamette Meridian
Section 1: A tract of land in the S1/2NE1/4 described as follows:
Beginning at a point on the Easterly right of way line of the John Day Highway, said point being 40.0 feet distant from (when measured at right angles to) Engineer's Center Line Station 192+85.0, said point also being 2239.8 feet South and 1247.4 feet East of the North quarter corner of said Section 1; thence N32°05'E, 219.4 feet; thence S59°29'E, 180.0 feet; thence S33°44'W, 3173 feet to the Easterly right of way line of said Highway; thence N29°13'W, along said Easterly line, 196.0 feet to the point of beginning.
SAVE & EXCEPT that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, by Deed recorded November 8, 1993, as Inst. No. 932219.

(Tax Acct's. 16 13-26-01 TL1200; Ref. 5944 and 16-1 13-26-01 TL1200; Ref. 6022)

Grant County MEETINGS MyEagleNews.com/Meetings

COVID REGULATIONS MAY STILL EFFECT THESE.

(MEETINGS SUBJECT TO CHANGE. CALL AHEAD FOR INFORMATION. ONGOING

Grant County Library is open 1-5 p.m. Monday, Wednesday, and Saturday; 10 a.m.-noon and 1-7 p.m. Tuesday; and 1-5 p.m. and 7-9 p.m. Thursday. 507 S. Canyon Blvd., John Day, 541-575-1992.

Canyon Mountain Center offers meditation sittings from 5:30 to 6:15 p.m. on Mondays, Saturday 6:30 a.m. and 7:10 a.m. 767 East Main St., John Day. Call ahead for schedule changes or further information and events. Jim and Sandy, 415-748-8697.

Burns-Hines VA Clinic - Services for Grant County veterans. Immunizations, minor surgical procedures, blood pressure and diabetes monitoring, group therapy for combat PTSD, sobriety and other issues. Lab draws on Wednesdays. Nursing staff and therapy Monday through Friday. 541-573-3339.

Grant County Genealogical Society Research Center - Open 1-4 p.m. Thursdays and Fridays; and 10 a.m.-2 p.m. Saturdays. Parsonage building behind Historic Advent Church, West Main Street in John Day. 541-932-4718 or 541-575-2757.

WEDNESDAY, OCTOBER 6

7 a.m. - Ministerial Association of Grant County, Outpost Restaurant, John Day.

9 a.m.-3:30 p.m. - Veterans/families services, John Day Elks Lodge. Topics include PTSD services and individual needs.

11:30 a.m.-1 p.m. - TOPS (Take Off Pounds Sensibly), weigh-in, meeting. United Methodist Church library, 126 N.W. Canton St., John Day. 541-932-4592.

12 p.m. - Seniors Meal Program at the Prairie City Senior Center, 204 N. McHaley, Prairie City.

6 p.m. - Long Creek Volunteer Fire Department, City Hall.

6:30-8:30 p.m. - Family History Center, Church of Jesus Christ of Latter-day Saints, 944 East Main, John Day. Access to most major genealogical websites free of charge. All are welcome. More information: 208-221-2252.

7:30 p.m. - Let Go Group of Alcoholics Anonymous, St. Elizabeth Catholic Parish Hall, John Day. Don't need to be an alcoholic to attend. In compliance with current Self Distancing rules. If you have questions about addiction or recovery, join us or call Deborah at 509-551-8402.

THURSDAY, OCTOBER 7

9 a.m.-12:30 p.m. - Family History Center, Church of Jesus Christ of Latter-day Saints, 944 East Main, John Day. Access to most major genealogical websites free of charge. All are welcome. More information: 208-221-2252.

12 p.m. - Seniors Meal Program and bingo, John Day Senior Center, 142 N.E. Dayton St. 541-575-1825.

12 p.m. - Women's Support, by Heart of Grant County, for domestic violence survivors. Free lunch. 541-575-4335.

4 p.m. - Grant Soil and Water Conservation, USDA service center conference room, 721 S. Canyon Blvd., John Day. 541-575-0135, ext. 105.

5:30 p.m.-7:30 p.m. - Fun Jam, musicians and listeners welcome for bluegrass, gospel and traditional country western music. Valley View Assisted Living. 541-575-1927.

6 p.m. - Celebrate Recovery, Cornerstone Christian Fellowship, 139 N.E. Dayton St. 541-575-2180.

6 p.m. - Prairie City Volunteer Fire Department, Auxiliary, Fire Hall. 541-820-3605.

FRIDAY, OCTOBER 8

12 p.m. - John Day Miracles Group, weekly AA meeting at Church of the Nazarene, use ramp on the side of the Church. Don't need to be an alcoholic to attend. In compliance with current Self Distancing rules. If you have questions about addiction or recovery, join us or call Deborah at 509-551-8402. Call 509-551-8402 for more information.

3-4 p.m. - United Methodist Church, weekly distribution of boxes of food, 126 N.W. Canton Street, John Day. 541-575-1326.

6:30 p.m. - Overcomers Outreach, Christ-centered, 12-step support group. Living Word Christian Center, in basement, 59357 Highway 26, Mt. Vernon. 541-932-4910.

6:30 p.m. - Mt. Vernon Grange, potluck at the grange hall. Meeting follows at 7:30. 541-575-1007.

SATURDAY, OCTOBER 9

8:30 a.m.-12:30 p.m. - John Day Farmers Market, SW Brent St., John Day. Produce, baked goods, crafts, kids activities, entertainment and information booths. Every week there's a Vendor of the Week, check them out on johndayfarmersmarket.com or on our Facebook page. Contact Bethany Wallenstein by email manager.jdfm@gmail.com or wallensteinl@grantcounty-or.gov

MONDAY, OCTOBER 11

12 p.m. - Seniors Meal Program, John Day Senior Center, 142 N.E. Dayton St. 541-575-1825.

1-3 p.m. - South Fork John Day Watershed Council, Izee Schoolhouse. 541-792-0435.

5 p.m. - Mid-county Cemetery Maintenance District, conference room, Grant County Courthouse. 541-575-2780.

6 p.m. - Grant County Fair Board, fairgrounds pavilion. 541-575-1900.

6 p.m. - Intergovernmental Council, meets at the John Day Fire Hall, 316 S. Canyon Boulevard. Contact Valerie Maynard at 541-575-0195 or maynardv@grantcounty-or.gov

6 p.m. - Mt. Vernon Volunteer Fire Department, 541-932-4688. 6:30 p.m. - Grant County Regional Airport Commission, at the airport. The public is welcome. 541-575-1151.

7 p.m. - John Day Volunteer Fire Department, fire station. 541-620-4037.

7:30 p.m. - Outlaw Group of Alcoholics Anonymous, Presbyterian Church in Mt. Vernon. 541-932-4844. Don't need to be an alcoholic to attend. In compliance with current Self Distancing rules. If you have questions about addiction or recovery, join us or call Deborah at 509-551-8402.

TUESDAY, OCTOBER 12

10 a.m. - Hospital Auxiliary, hospital conference room. 541-575-2545.

12 p.m. - Seniors Meal Program at the Monument Senior Center, Tai Chi to follow. 541-934-2700.

6 p.m. - John Day Golf Club board, John Day Golf course, 541-575-0170.

6 p.m. - Seneca City Council, City Hall. 541-542-2161.

6 p.m. - Dayville School District 16 Board, school office. 541-987-2412.

6:30 p.m. - Mt. Vernon City Council, City Hall. 541-932-4688.

7 p.m. - John Day City Council, John Day Fire Station, 316 S. Canyon Blvd. 541-575-0028.

7:15 p.m. - Boy Scout Troop 898, John Day Elks Lodge, John Day.

WEDNESDAY, OCTOBER 13

9 a.m. - Grant County Court, courthouse, Canyon City.

9 a.m. - Grant County Art Association, Church of the Nazarene annex room, project at 9 a.m. Meeting at noon, bring a sack lunch. 541-575-0911.

9 a.m.-3:30 p.m. - Veterans/families services, John Day Elks Lodge. Topics include PTSD services and individual needs.

11:30 a.m.-1 p.m. - TOPS (Take Off Pounds Sensibly), weigh-in, meeting. United Methodist Church library, 126 N.W. Canton St., John Day. 541-932-4592.

12 p.m. - Seniors Meal Program at the Prairie City Senior Center, 204 N. McHaley, Prairie City.

5 p.m. - Friends of Kam Wah Chung & Company, Kam Wah Chung Interpretive Center, N.W. Canton St., John Day. 541-575-2800.

6 p.m. - Prairie City, City Council/Planning Commission, City Hall.

6 p.m. - Long Creek Volunteer Fire Department, City Hall.

6:30-8:30 p.m. - Family History Center, Church of Jesus Christ of Latter-day Saints, 944 East Main, John Day. Access to most major genealogical websites free of charge. All are welcome. More information: 208-221-2252.

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