

02 JUN 18 PM 3:50

**NOTICE OF DEFAULT**

Reference is made to that certain Trust Deed made by SHIRON STEWART AND BOBBY JOYNER, WITH RIGHTS OF SURVIVORSHIP, as grantor(s), to STANDARD TRUST DEED SERVICE COMPANY, A\*, Trustee in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. \*CALIFORNIA CORPORATION, as Beneficiary, dated September 25, 2001, recorded September 28, 2001 in the Records of KLAMATH County, Oregon, in Book/Reel/Volume/No. M01 at Page 49441, and/or as Fee/File/Instrument/Microfilm/Reception No. ----, covering the following described real property situated in the above-mentioned county and state, to-wit:

LOT 38 OF OLD ORCHARD MANOR ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.  
APN# R-3609-034CB-04500-000

Parcel Number: SEE ABOVE

Although the undersigned Trustee disclaims any liability for any incorrectness herein, the street address or other common designation, if any, of the real property described herein is purported to be:

**1023 ALANDALE STREET  
KLAMATH FALLS, OR 97603**

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointment 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 situated. 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 ORS 86.735(4).

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

1. Monthly payments in the amount of \$323.73 due beginning April 1, 2002 and monthly late charges in the amount of \$25.90.

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:

1. Principal of \$38,403.80 and accruing interest as of March 1, 2002 at the rate of 10% per annum from March 1, 2002 until paid.
2. \$51.80 in late charges plus future charges.

**NOTICE OF DEFAULT**

Trustee Sale Number: **55270-F**

Loan Number: **413004254**

TSG Number: **2410256**

**FIDELITY NATIONAL TITLE**

Recording Requested by  
And when recorded mail to:  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
c/o Attorneys Equity National Corporation  
23721 Birtcher Drive  
Lake Forest, CA 92630  
(503) 887-3020

**State of Oregon, County of Klamath**  
Recorded 06/18/2002 3:50 p. m.  
Vol M02. Pg 35475-77  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

31/18

3. Together with title expenses, costs, trustee's fees, attorney fees, and any other cost advances made by beneficiary to protect its interest in the said property and any other applicable penalties.

Notice is hereby 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 86.795, 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 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 10:00 AM, in accord with the standard of time established by ORS 187.110 on October 28, 2002, at the following place: AT THE MAIN ENTRANCE TO THE COUNTY COURTHOUSE 316 MAIN ST. KLAMATH FALLS, OR., State of Oregon, which is the hour, date and place last set for the sale.

Notice is further given that any person named in ORS 86.753 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) 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 fees not exceeding the amounts provided by ORS 86.753.

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Trustee Sale Number: **55270-F**

Loan Number: **413064254**

TSG Number: **2410256**

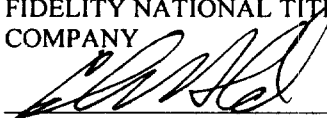
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In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

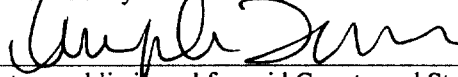
June 12, 2002

FIDELITY NATIONAL TITLE INSURANCE  
COMPANY

  
By: Attorneys Equity National Corporation, as Agent  
Charles Alderman, III, Vice President

State of California  
County of Orange  
On this 12 day of June, 02, before me, Angela Turkich, a Notary Public in and  
for said county and state, personally appeared Charles Alderman III, personally  
known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to  
the within instrument and acknowledged that he/she executed the same.

WITNESS my hand and official seal.

  
Notary public in and for said County and State



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