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Record and Return to:  
STANDARD TRUSTEE SERVICE COMPANY WASHINGTON  
2600 STANWELL DRIVE, SUITE 200  
CONCORD, CA 94520  
(925) 603-1000

T.S. No: ONMC057641  
Loan No: 2508015/685/White 11

K58971

### NOTICE OF DEFAULT AND ELECTION TO SELL

The Trustee, under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Trust Deed to satisfy the obligations secured thereby;

A. PARTIES IN THE DEED OF TRUST:

GRANTOR(S): John L. White II and Paula L. Henderson-White , as tenants by the entirety

TRUSTEE: Aspen Title & Escrow

SUCCESSOR TRUSTEE: Fidelity National Title Insurance Company

BENEFICIARY: AEGIS Mortgage Corproation dba New America Financial

B. DESCRIPTION OF PROPERTY:

A parcel of land situated in Section 31, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a 1/2" rebar on the North right of way line of Toqua County Road from which the section corner common to Sections 31, 32, 5 and 6, Township 35 and 36 South, Range 7 East of the Willamette Meridian, bears South 00 degrees 05' 43" East 30.00 feet; thence South 80 degrees 56' 50" West 423.57 feet, along the North right of way line of Toqua County Road, to a 3/4" iron pipe; thence North 13 degrees 13' 47" West 3274.29 feet to a 1/2" rebar; thence East 443.57 feet to a 1/2" rebar; thence North 746.17 feet to a 1/2" rebar; thence North 89 degrees 35' 09" East 720.19 feet to a 1/2" rebar; thence South 00 degrees 12' 33" East 1327.96 feet to a 1/2" rebar; thence South 00 degrees 05' 43" East 2610.44 feet to the point of beginning. Also described as Parcel 2 of Major Land Partition No. 81-134 as filed in the Klamath County Clerks Office.

Property commonly known as: 2625 Toqua Road Chiloquin, OR 97624

C. TRUST DEED INFORMATION:

DATED DATE: 06/01/2000

RECORDING DATE: 06/07/2000

INSTRUMENT NO.: Book: M00 Page: 20595

RERECORDED ON:

ASSIGNMENT INFORMATION:

RECORDING DATE: 05/08/01 , BK: M01 PG: 20931

ASSIGNEE: Mortgage Electronic Registration Systems, Inc., as nominee for Wells Fargo Home Mortgage Inc.

RECORDING PLACE: Official records of the County of Klamath  
State of Oregon

D. DEFAULT: The Debtor(s) are in default and the Beneficiary elects to foreclose the Trust Deed for failure to pay:

1. MONTHLY PAYMENTS:

Monthly installments and late charges from 03/01/2002 plus all subsequent installments and late charges,

TOTAL PAYMENTS & LATE CHARGES \$11,607.20

2. Other Arrearages: \$554.27

3. TOTAL AMOUNT DUE: \$12,161.47

Plus all accrued real property taxes, interest or penalties until paid.

State of Oregon, County of Klamath  
Recorded 07/23/2002 2:49 p m.  
Vol M02, Pg 41514-15  
Linda Smith, County Clerk  
Fcc \$ 26.00 # of Pgs 2

K26

T.S. No: ONMC057641

Loan No: 2508015/685/White 11

- E. **AMOUNT DUE:** The beneficiary has declared all sums owing on the obligation and Trust Deed immediately due and payable, said sums being:

Principal Balance: \$249,129.02

In addition to said principal, interest at the rate of variable as provided in the Note or other instrument secured, shall be payable from 02/01/2002 at 8.875%, as well as all Trustee's fees and costs, Attorneys fees and costs, and all foreclosure costs.

F. **ELECTION TO SELL:** NOTICE IS HEREBY GIVEN That the Beneficiary and Trustee, by reason of said default have elected and do hereby elect to foreclose said Trust Deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 et. seq., and to cause to be sold at public auction to the highest bidder, for cash or certified funds, the interest in the described property which the Debtor(s) had, or had the power to convey, at the time of the execution of the Trust Deed together with any interest the Grantor or successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed together with the expenses of the sale, including the compensations of the Trustee as provided by law, and the reasonable fees of the Trustee's Attorney.

- G. **TIME AND PLACE OF SALE:**

TIME : 10:00 A.M. Friday, 12/06/2002

PLACE: On the front steps of the Circuit Court 316 Main Street Klamath Falls, OR

- H. **RIGHT TO REINSTATE:** NOTICE IS FURTHER GIVEN That at any time prior to five days before the sale, this foreclosure proceeding may be dismissed and the Trust Deed reinstated by payment to the Trustee 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 said sums or tendering the performance necessary to cure the default, by paying all costs and expenses to the Trustee actually incurred by Beneficiary and Trustee in enforcing the obligation and Trust Deed, together with Trustee's fees and Attorney's fees.

Dated: July 18, 2002

Fidelity National Title Insurance Company  
c/o Standard Trustee Service Company Washington  
2600 Stanwell Drive, Suite 200  
Concord, CA 94520  
(925)603-1000

*Peggy Payne*  
By: Peggy Payne

It's: Assistant Secretary as authorized agent

STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA

This instrument was acknowledged before me on July 18, 2002

by Peggy Payne as Assistant Secretary of Standard Trustee Service Company Washington authorized agent of Fidelity National Title Insurance Company

*[Signature]*  
NOTARY PUBLIC FOR CALIFORNIA  
MY COMMISSION EXPIRES: 11/3/2004

