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Vol M04 Page 05052

State of Oregon, County of Klamath
Recorded 01/27/2004 3:15 P m
Vol M04 Pg 5052-4
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

Recording requested by:

When recorded mail to:

Law Offices of Steven J. Melmet, Inc.
2912 South Dalmier Street
Santa Ana, California 92705-5811

T.S. No. 200304298 - 15850

Space above this line for recorder's use only
Title Order No. 2008227

Loan No. 11693578

Notice of Default And Election To Sell

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.

Reference is made to that certain Trust Deed made by James R. Titus and Fredia J. Titus, as tenants by the entirety as Trustor, in which National City Mortgage Co dba Commonwealth United Mortgage Company, an Ohio Corporation is named as Beneficiary and Chicago Title Insurance Company of Oregon as Trustee and recorded 03/30/2001, in Book M01, on Page 13242, in Official Records of Klamath County, Oregon; covering the following described real property situated in said county and state, to-wit:

Lot 1, Block 2, Tract No. 1172, Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, Deed records of Klamath County, Oregon

The street address or other common designation, if any, of the real property described above is purported to be:

9217 Greenbriar Drive, Klamath Falls, Oregon 97603

The undersigned trustee, First American Title Insurance Company, hereby certifies that no assignments of the Trust Deed by the trustee or by the beneficiary and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situate; further, that no action has been instituted to recover debt, or any part thereof, now remaining secured by the said Trust Deed, or, if such action has been instituted, such action has been dismissed except as permitted by O.R.S. 86.735 (4).

There is a default by the Grantor or other person owing an obligation, the performance of which is secured by said Trust Deed, or by their 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:

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Total payments from 8/1/2003 through 06/04/2004	\$36,289.77
Total late charges	\$1,649.50
Total advances	\$ 8.66
TOTAL DUE THE BENEFICIARY	\$37,947.93

TOGETHER WITH ANY DEFAULT IN THE PAYMENT OF RECURRING OBLIGATIONS AS THEY BECOME DUE.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being the following:

The unpaid principal balance of \$445,783.11 together with interest thereon at the current rate of 7.875 per cent (%) per annum from 07/01/2003 until paid, plus all accrued late charges, escrow advances, attorney fees and costs, and any other sums incurred or advanced by the beneficiary pursuant to the terms and conditions of said deed of trust.

Notice hereby is given that the beneficiary and current trustee, First American Title Insurance Company, by reason of said default, have elected and do hereby elect to foreclose said Trust Deed by advertisement and sale pursuant to O.R.S. 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the Grantor had, or had the power to convey, at the time of execution by him of the Trust Deed, together with any interest the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said 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.

Said sale will be held at the hour of 10:00 am in accord with the standard of time established by O.R.S. 187.110 on 06/04/2004 at the following place:

At the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR

County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

Notice is further given that any person named in O.R.S. 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 of Trust Deed, and in addition to paying said 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's fees not exceeding the amounts provided by said O.R.S. 86.753.

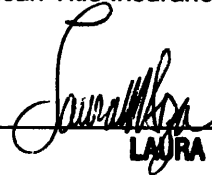
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In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance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

Dated: 1/23/2004

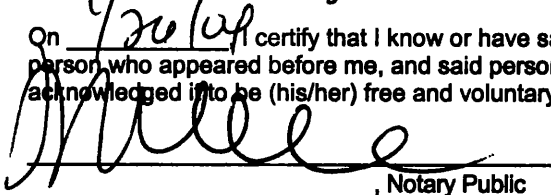
First American Title Insurance Company

By


LAURA M. SOZA

State of CA
County of Orange

On 2/20/04 I certify that I know or have satisfactory evidence that LAURA M. SOZA is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.


_____, Notary Public

My Commission Expires _____

For further information please contact:

The Law Offices of Steven J. Melmet
Foreclosure Department
2912 South Daimler Street
Santa Ana, CA 92705-5811
949.263.1000



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE.