

04 AUG 17 PM 3:25

Vol M04 Page 54153

State of Oregon, County of Klamath
Recorded 08/17/04 3:25 p m
Vol M04 Pg 54153-54
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
Western Regional Foreclosure Services, LLC
101 SW Main Street, Suite 1100
Portland, OR 97204-3219
1-800-624-1833- Telephone
1-800-441-3777- Fax No.

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by **THOMAS BROKENSHERE AND STEPHANIE BROKENSHERE** as grantor(s), to **WESTERN REGIONAL FORECLOSURE SERVICES, LLC**, substituted as trustee, in favor as beneficiary, dated **AUGUST 21, 1998**, recorded August 28, 1998 in the mortgage records of **KLAMATH** County, Oregon, as instrument No. m-98 page 82422 31615 covering the following described real property situated in said county and state, to wit:

**LOT 1 BLOCK 26 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT NO. 2
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

9652 Parakeet Dr BONANZA OR 97623
PROPERTY ADDRESS: ~~3611 HWY 97 NO 26 KLAMATH FALLS OR 97501~~

There is a default by the grantor or other person owing an obligation or by their successor in interest, 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 grantors' failure to pay when due the following sums:

THE MONTHLY INSTALLMENT OF PRINCIPAL AND INTEREST IN THE AMOUNT OF
**\$ 205.00 DUE ON FEB. 26, 2004 AND ON THE 26TH DAY OF EACH MONTH THEREAFTER PLUS
LATE CHARGES, COSTS AND FEES AS PER THE TERMS OF THE NOTE AND DEED OF TRUST
HAVE NOT BEEN PAID**

and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

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, to wit:
\$40053.37 with interest at the rate of **2.75** percent per annum beginning **JAN. 26, 2004**, plus late charges of **\$NOT AVAILABLE** each month beginning **JANUARY 26, 2004** until paid; plus prior accrued late charges, plus advances; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: *Trust Deed from*
TO: *Western Regional Foreclosure Services, LLC*
T.S. NO: *OR-1312*
LOAN NO: *661711-26-112861*
TSG NO:

For additional information:

Western Regional Foreclosure Services, LLC
101 SW Main Street, Suite 1100
Portland, OR 97204-3219
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Notice is hereby given that the beneficiary and trustee, by reason of said 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 the grantor had, or had the power to convey, at the time grantor executed the trust deed, together with any interest the grantor or grantor's successors 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 reasonable fees of trustee's attorneys.

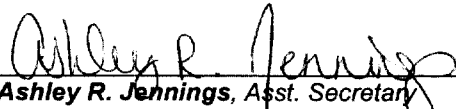
The sale will be held at the hour of **10:00am**, in accord with the standard of time established by ORS 187.110 on **DECEMBER 10, 2004**, at the following place: **AT THE MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 316 MAIN STREET KLAMATH FALLS, OREGON**, which is the hour, date and place last set for the 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 every other default complained of herein by tendering the performance required under the obligation or trust deed, in addition to paying said sums or tendering the performance necessary to cure the default, by aping 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 ORS 86.753.

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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: **AUG. 4, 2004**

Western Regional Foreclosure Services, LLC

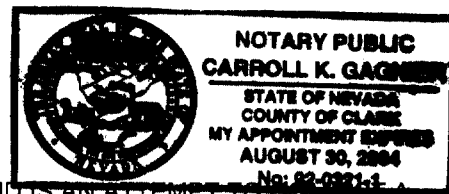

By: **Ashley R. Jennings, Asst. Secretary**

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledge before me on _____,
by _____ Notary Public for **CLARK COUNTY, NEVADA**.


My commission expires: _____



THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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