

2007-004071

Klamath County, Oregon



00016965200700040710030033

03/12/2007 11:41:30 AM

Fee: \$31.00

ATE: 64538

After recording return to:
Attn: Foreclosure Department
RECONTRUST COMPANY, N.A.
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065

"LSI TITLE, FNDS DIVISION"

W770097

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain Trust Deed made by ELWOOD H MILLER JR., as grantors, to VISTA TITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 04/14/2005, recorded 05/04/2005, in the mortgage records of Klamath County, Oregon, in Book/Reel/Volume Number M05 at Page Number 32096 as Recorder's fee/file/instrument/microfilm/reception Number -, covering the following described real property situated in said county and state, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

PROPERTY ADDRESS: 40340 RIVERVIEW DRIVE
CHILOQUIN, OR 97624

There is default by the grantor or other person, or by their successor in interest, 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 grantors' failure to pay when due the following sums: monthly payments of \$1,714.22 beginning 12/01/2006; plus late charges of \$ 65.49 each month beginning 12/01/2006 payment plus prior accrued late charges of \$129.42; plus advances of \$220.18; together with title expense, costs, trustee's fees and attorney's 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.

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: \$189,159.87 with interest thereon at the rate of 7.25 percent per annum beginning 11/01/2006 plus late charges of \$ 65.49 each month beginning 12/01/2006 until paid; plus prior accrued late charges of \$129.42; plus advances of \$220.18; together with title expense, costs, trustee's fees and attorney's 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.

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|---|------------------|
| NOTICE OF DEFAULT AND ELECTION TO SELL | |
| RE: Trust Deed from | |
| ELWOOD H MILLER, | |
| Grantor | |
| To | |
| RECONTRUST COMPANY, N.A., | |
| Trustee | TS No. 07 -09031 |
| | Doc ID |
| #000923336852005N | |

For Additional Information:
Please Contact
Foreclosure Department
RECONTRUST COMPANY, N.A.
COUNTRYWIDE HOME LOANS, INC.
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063
(800)-281-8219

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 the 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

Form ORNOD (03/02)

\$31-A

A part of Government Lot 8, Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the South line of Section 27, with the Westerly right of way line of Southern Pacific Railroad; thence Northerly on said right of way line 641.00 feet to the true point of beginning; thence Northerly on said Westerly right of way line 320.50 feet; thence West to the mean high water line of the Williamson River; thence Southerly along said water line to a point due West of the true point of beginning; thence East to the true point of beginning.

CODE 118 MAP 3407-027DD TL 00400 KEY #195746