

2007-009678

Klamath County, Oregon



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COVER SHEET

ORS: 205.234

05/30/2007 10:57:05 AM

Fee: \$31.00

1st 1051479
This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

After recording, return to:

Kathy Taggart
Northwest Trustee Services, Inc.
P O Box 997
Bellevue, Wa 98009-0997

The date of the instrument attached is _____.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Notice of Default and Election to Sell

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

James R. Wible Jr and Karen R. Wible

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ _____

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: _____

Previously recorded as: _____

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by James R. Wible, Jr. and Karen R. Wible, as tenants by the entirety, as grantors, to First American Title Insurance Company, as trustee, in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Decision One Mortgage Company, LLC, as beneficiary, dated 02/21/06, recorded 03/01/06, in the mortgage records of Klamath County, Oregon, as M06-03795, and subsequently assigned to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Loan Trust 2006-HE4 by Assignment, covering the following described real property situated in said county and state, to wit:

Lot 33 of Tract 1318-Gilchrist Townsite, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 138131 MANZANITA STREET
GILCHRIST, OR 97737

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: monthly payments of \$605.55 beginning 02/01/07; plus late charges of \$30.28 each month beginning 02/16/07; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

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: \$83,592.96 with interest thereon at the rate of 7.79 percent per annum beginning 01/01/07; plus late charges of \$30.28 each month beginning 02/16/07 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

NOTICE OF DEFAULT AND ELECTION TO SELL

**RE: Trust Deed from
WIBLE JR, JAMES R. and WIBLE, KAREN R.
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee**

File No. 7777.23761

**For Additional Information:
After Recording return to:
Kathy Taggart
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997
(425) 586-1900**

