

2007-010448

Klamath County, Oregon

NOTICE OF DEFAULT  
AND ELECTION TO SELLRE: Trust Deed from CLINTON C. REMSTEDT  
AND HOLLIE A. REMSTEDT AS TENANTS BY  
THE ENTIRETY GrantorTo LSI TITLE COMPANY OF OREGON  
Successor TrusteeAfter recording return to(name, address, zip):  
Town and Country  
505 City Parkway West Suite 200  
Orange, CA 92868

"LSI TITLE, FNDS DIVISION"



00024396200700104480040045

06/11/2007 11:22:30 AM

Fee: \$36.00

SPACE RESERVED  
FOR  
RECORDER'S USE

ATE: 64864

TS No: T07-27126-OR

W770235

Loan No: 0102370780

Reference is made to that certain trust deed made by CLINTON C. REMSTEDT AND HOLLIE A. REMSTEDT AS TENANTS BY THE ENTIRETY as grantor, to LSI TITLE COMPANY OF OREGON as successor trustee, in favor of AMERIQUEST MORTGAGE COMPANY, A CORPORATION, as beneficiary, dated 12-16-2004, recorded 12-29-2004, in the Records of KLAMATH County, Oregon, in book M04 at page 89073, and/or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in the above-mentioned county and state, to wit:

APN: R-3909-010CD-06900-000

LOT 84, AND THE NORTHERLY 12 FEET OF LOT 85 OF CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AS ADJUSTED BY LOT LINE ADJUSTMENT FILED APRIL 16, 1998.

The undersigned 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 records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums:

## Delinquent Payments

FROM	THRU	NO. PMT	RATE	AMOUNT	TOTAL
11/01/2006	01/31/2007	3	8.500	\$645.89	\$1,937.67
02/01/2007	04/30/2007	3	10.500	\$764.07	\$2,292.21
05/01/2007	06/06/2007	2	10.500	\$951.89	\$1,903.78

Total Late Charges:

\$249.67

Beneficiary Advances

Late Charges

\$249.67

ACCRUED LATE CHARGES

\$-249.67

CORP ADVANCE

\$2,021.75

\$8,405.08

TOTAL FORECLOSURE COST:

\$686.50

436-A

**TOTAL REQUIRED TO REINSTATE:**

**\$9,091.58**

TS No :T07-27126-OR

Loan No: 0102370780

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being:

The unpaid principal balance: \$82,825.37

**INSTALLMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE ON 11/01/2006 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE.**

Notice hereby is given that the beneficiary and trustee, by reason of 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 grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor 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 the reasonable fees of trustee's attorneys.

The Sale will be held at the hour of **10:00 AM**, in accord with the standard of time established by ORS 187.110 on **10-25-2007**, at the following place: **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OREGON**

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

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except:

Name and Last Known Address

Nature of Right, Lien or Interest

**CLINTON C. REMSTEDT AND HOLLIE A.  
REMSTEDT AS TENANTS BY THE ENTIRETY**

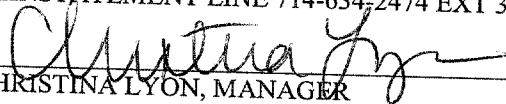
**4338 AUSTIN STREET  
KLAMATH FALLS, OR 97603**

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 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 the 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 fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated June 06, 2007

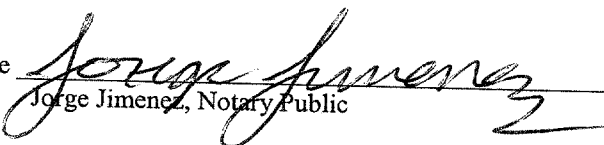
LSI TITLE COMPANY OF OREGON BY Town and  
Country AS AGENT TO THE TRUSTEE  
505 CITY PARKWAY WEST, SUITE 200  
ORANGE, CA.  
PHONE (888)485-9191

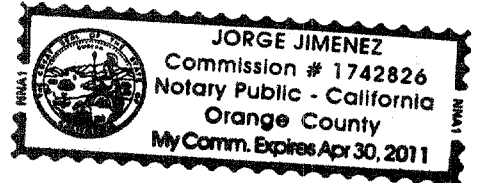
  
CHRISTINA LYON, MANAGER

State of Ca.  
County of Orange

On June 06, 2007 before me, Jorge Jimenez, the undersigned Notary Public, personally appeared CHRISTINA LYON personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature  (Seal)  
Jorge Jimenez, Notary Public



Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.