

2007-012092

Klamath County, Oregon



00026386200700120920040046

07/06/2007 11:05:44 AM

Fee: \$36.00

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from LAURA S. TROTTS, AN
ESTATE IN FEE SIMPLE Grantor

To LSI TITLE COMPANY OF OREGON
Successor Trustee

After recording return to(name, address, zip):
Town and Country
505 City Parkway West Suite 200
Orange, CA 92868

SPACE RESERVED
FOR
RECORDER'S USE

"LSI TITLE, FMS DIVISION"

TS No: T07-27802-OR

Loan No: 0052231008

ATE: 64997

W770291

Reference is made to that certain trust deed made by LAURA S. TROTTS, AN ESTATE IN FEE SIMPLE as grantor, to LSI TITLE COMPANY OF OREGON as successor trustee, in favor of AMERIQUEST MORTGAGE COMPANY, A CORPORATION, as beneficiary, dated 09-10-2003, recorded 09-24-2003, in the Records of KLAMATH County, Oregon, in book VOL M03 at page 71118-36, 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-3909-011BC-03800-000

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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
03/01/2007	04/01/2007	2	11.500	\$1,325.28	\$2,650.56
05/01/2007	06/27/2007	2	11.375	\$1,314.52	\$2,629.04

Total Late Charges:

Beneficiary Advances

LATE CHARGES

ACCRUED LATE CHARGES

CORP ADVANCE

\$175.53

\$232.96

\$-175.53

\$-71.50

\$5,441.06

TOTAL FORECLOSURE COST:

\$870.50

TOTAL REQUIRED TO REINSTATE:

\$6,311.56

\$36-A

TS No :T07-27802-OR

Loan No: 0052231008

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: \$116,336.60

INSTALLMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE ON 03/01/2007 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 **11-09-2007**, 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

**LAURA S. TROTTS, AN ESTATE IN FEE
SIMPLE**

4423 WINTER AVENUE
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 28, 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

REINSTATEMENT LINE 714-634-2474 EXT 38145

PATSY MOODY

State of Ca.
County of Orange

On **June 28, 2007** before me, R. Winters, the undersigned Notary Public, personally appeared PATSY MOODY 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.

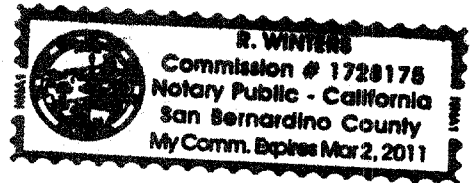
WITNESS my hand and official seal.

Signature

R. Winters

(Seal)

, 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.

The S 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line and North 88° 57' East a distance of 814.5 feet from the Iron axel which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence: continuing North 88° 57' East a distance of 67.5 feet to a point; thence North 1° 12' West parallel to the section line a distance of 331.4 feet, more or less, to an Iron pin on the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11; thence South 88° 58' West along the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11, a distance of 67.5 feet to an Iron pin; thence South 1° 12' East a distance of 331.4 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within Winter Avenue.