

1st - 1073565

2007-017189

Klamath County, Oregon



00032534200700171890030037

10/02/2007 11:35:35 AM

Fee: \$31.00

RECORDING COVER SHEET

ORS: 205.234

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:

NW Trustee Sics
PO Box 997
Belleve, WA 98009-0997

The date of the instrument attached is N/A

1) NAME(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

Hartley, Garry T + Dianna L

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

Wells Fargo

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

N/A

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

N/A

6) RE-RECORDED TO CORRECT

N/A

F-31

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Garry T. Hartley and Dianna L. Hartley, husband and wife, as grantors, to First American Title Insurance Company, as trustee, in favor of Wells Fargo Home Mortgage nka Wells Fargo Bank, N.A., as beneficiary, dated 06/13/01, recorded 06/18/01, in the mortgage records of Klamath County, Oregon, as Vol:M01, Page:28894, covering the following described real property situated in said county and state, to wit:

Lot 13, Block 37, Sixth Addition to Klamath River Acres, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 7822 BIG BUCK LANE
KLAMMATH FALLS, OR 97601

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 \$706.57 beginning 07/01/07; plus late charges of \$28.31 each month beginning 07/16/07; plus prior accrued late charges of \$0.00; Excepting therefrom a credit of (\$113.39); 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: \$75,743.03 with interest thereon at the rate of 7.25 percent per annum beginning 06/01/07; plus late charges of \$28.31 each month beginning 07/16/07 until paid; plus prior accrued late charges of \$0.00; Excepting therefrom a credit of (\$113.39); 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
HARTLEY, GARRY T. AND DIANNA L.
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee

File No. 7023.13424

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

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