

2007-018523

Klamath County, Oregon



00034122200700185230030030

10/29/2007 11:54:57 AM

Fee: \$31.00

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

W770529

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain Trust Deed made by WILLIE G TAYLOR AND VALARIE J. TAYLOR, HUSBAND AND WIFE AS JOINT TENANTS, as grantors, to FIDELITY NATIONAL TITLE INSURANCE COMPANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 02/09/2004, recorded 02/20/2004, in the mortgage records of Klamath County, Oregon, in Book/Reel/Volume Number M04 at Page Number 09781 as Recorder's fee/file/instrument/microfilm/reception Number -, covering the following described real property situated in said county and state, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PROPERTY ADDRESS: 44206 HIGHWAY 140 EAST

BEATTY, OR 97621

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 \$828.41 beginning 07/01/2007; plus late charges of \$ 41.42 each month beginning 07/01/2007 payment plus prior accrued late charges of \$.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; 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: \$91,564.42 with interest thereon at the rate of 10.125 percent per annum beginning 06/01/2007 plus late charges of \$ 41.42 each month beginning 07/01/2007 until paid; plus prior accrued late charges of \$.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; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

NOTICE OF DEFAULT AND ELECTION TO SELL

**RE: Trust Deed from
WILLIE G TAYLOR,**

Grantor

To

**RECONTRUST COMPANY,
Trustee**

TS No. 07 -48752

For Additional Information:

Please Contact

Foreclosure Department

RECONTRUST COMPANY

RECONTRUST COMPANY

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 secured by the Trust Deed and the expenses of the sale, including the compensations of the Trustee as provided by law, and reasonable fees of Trustee's attorneys.

#31-1A

The sale will be held at the hour of 10:00 AM , in accordance with the standard of time established by ORS 187.110 on Monday, March 10, 2008, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the city of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

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 every other default complained of herein by tendering the performance required under the obligation or Trust Deed, in addition to paying said 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's fees not exceeding the amounts provided by ORS 86.753.

In constructing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

RECONTRUST COMPANY

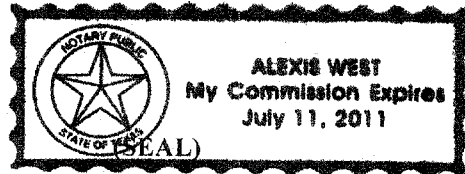
STATE OF Texas)
COUNTY OF Dallas) ss.

SR
Stephanie Reyna, Assistant Secretary

On Oct 25 2007, before me, Alexis West, notary public, personally appeared Stephanie Reyna, 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.

Alexis West
Notary Public for Texas
My commission expires: 7-11-11



THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property sitsuate in Klamath County, Oregon:

Government Lots 28 and 29, Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly and Easterly of Oregon State Highway 140.

EXCEPTING THEREFROM that portion sold to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed recorded November 21, 1978 in Volume M78, page 26342, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a parcel of land located in the SW1/4 of the SW1/4 of Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Section 13; thence North 0° 45' 40" West along the West line of said Section 13, 11.88 feet to a point on the Southerly right of way line of State Highway 140; thence following said right of way 163.60 feet along the arc of a 756.20 feet radius curve (the long chord of which bears North 62° 13' 12" East, 163.28 feet) to the end of said curve; thence continuing along said right of way line North 56° 01' 20" East, 410.84 feet; thence leaving said highway right of way line South 0° 04' 10" West, 319.76 feet to a point on the South line of said Section 13; thence North 89° 44' 30" West, 484.61 feet to the point of beginning.

Tax Account No.: 3612-01300-00901-000

Key No.: 831700