

2008-004540

Klamath County, Oregon



00043189200800045400040047

03/28/2008 11:25:29 AM

Fee: \$36.00

**NOTICE OF DEFAULT
AND ELECTION TO SELL**

**RE: Trust Deed from GABRIEL SMITH AND
REBECCA SMITH, AS TENANTS BY THE
ENTIRETY Grantor**

**To FIRST AMERICAN TITLE INSURANCE
COMPANY - Successor Trustee**

After recording return to (name, address, zip):
**Quality Loan Service Corp. of Washington
2141 5th Avenue
San Diego, CA 92101**

SPACE RESERVED FOR RECORDER'S USE

TS No: OR-08-140449-CM

Loan No: 5002788813

Reference is made to that certain trust deed made by **GABRIEL SMITH AND REBECCA SMITH, AS TENANTS BY THE ENTIRETY** as grantor, to **FIRST AMERICAN TITLE INSURANCE COMPANY** as successor trustee, in favor of **U.S. BANK NATIONAL ASSOCIATION ND**, as beneficiary, dated **6/24/2005**, recorded **6/29/2005**, in the Records of **KLAMATH** County, Oregon, in book **M05** at page **49017**, and/or as fee/file/instrument/microfilm/reception No. xxx , covering the following described real property situated in the above-mentioned county and state, to wit:
APN: R589296

SEE ATTACHED LEGAL DESCRIPTION AS 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

<u>FROM</u>	<u>THRU</u>	<u>NO. PMT</u>	<u>RATE</u>	<u>AMOUNT</u>	<u>TOTAL</u>
12/1/2007	3/26/2008	4	9.30000%	\$858.38	\$3,433.52

Total Late Charges:

\$42.92

Beneficiary Advances
(\$4.86)

\$0.00

TOTAL FORECLOSURE COST:

\$1,752.50

TOTAL REQUIRED TO REINSTATE:

\$5,352.84

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 following, to- wit:

F36-

\$102,289.12 with interest thereon at the rate of 9.30% beginning 11/1/2007; plus late charges of \$42.92 each month beginning 12/1/2007 until paid; plus prior accrued late charges of ; plus advances of (\$4.86); together with title expense, costs, trustee's fees and attorneys fee incurred herein by reason of said default; and any futher sums advanced by the beneficiary for the protection of the above described real property and its interest therein

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 **8/8/2008**, at the following place: **the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR 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

**GABRIEL SMITH
7505 HILYARD AVE
KLAMATH, OR 97603**

**REBECCA SMITH
7505 HILYARD AVE
KLAMATH, 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.

This debt will be presumed to be valid unless you notify this firm in writing within thirty (30) days after receipt of this notice that you dispute the validity of the debt or any portion thereof. If you dispute the validity of this debt or any portion thereof, and if you notify this firm of your dispute in writing within the thirty-day period, we will provide you with verification of the debt and mail such to you at the address to which this notice was sent. Upon your written request within the thirty-day period, we will provide you the name and address of the original creditor according to our records if different than the present creditor.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

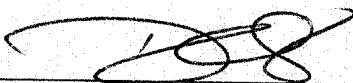
THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

Dated: 3/26/2008

FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee

Signature By _____



DENNIS CANLAS, Assistant Secretary

For Non-Sale Information:

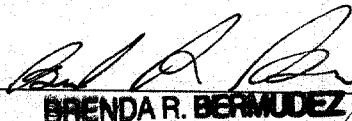
Quality Loan Service Corp. of Washington
2141 5th Avenue
San Diego, CA 92101
619-645-7711
Fax: 619-645-7716

State of CA
County of Orange

On 3/27/08 before me, BRENDA R. BERMUDEZ personally appeared DENNIS CANLAS, who 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. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____


BRENDA R. BERMUDEZ

(Seal)

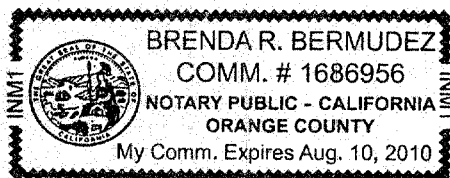


Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Commencing at a point marked by a 2-inch iron pipe, which is 30 feet North of the Southwest corner of Section 6, Township 39 South, Range 10 East of the Willamette Meridian; thence East parallel to the Southerly line of said Section a distance of 68 feet; thence North at right angles to the Southerly line of said Section and parallel to the Westerly line of said Section a distance of 207 feet; thence West and parallel to said Southerly line of said Section a distance of 68 feet to the Westerly line of said Section 6; thence South a distance of 207 feet to the point of beginning, and being situated in and a portion of Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Together with an undivided 1/5 interest in the following: Beginning at a point 30 feet South and 100 feet East from Section corner common to Sections 1 and 12 of Township 39 South of Range 9 and 6 and 7 of Township 39 South of Range 10 E.W.M., in Klamath County, Oregon; thence South 13 feet; thence East 10 feet; thence North 13 feet; thence West 10 feet to the point of beginning, together with the building and water supply equipment thereon and therein and all pipe and fittings connected therewith.

Tax Parcel Number: R589296