



COVER SHEET

ORS: 205.234

09/16/2008 03:15:53 PM

Fee: \$31.00

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.

1st 1278295

After recording, return to:

Northwest Trustee  
PO BOX 997  
Bellevue WA 98009  
ATT: CHRIS ASHCRAFT

The date of the instrument attached is Sept 10 2008

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)  
Notice of Default & Elect Sell

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Young, Garry & Tina

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

MERS

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

\$ \_\_\_\_\_

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

6) RE-RECORDED to correct: \_\_\_\_\_

Previously recorded as: \_\_\_\_\_

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by Garry A. Young and Tina L. Young, as grantors, to Regional Trustee Services Corporation, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for GN Mortgage, LLC., as beneficiary, dated 07/06/04, recorded 07/14/04, in the mortgage records of Klamath County, Oregon, as Vol M04 Page 46152-62, and subsequently assigned to Washington Mutual Bank, covering the following described real property situated in said county and state, to wit:

Parcel 2 of Land Partition 39-03, being a replat of a portion of Parcel 1 of Mahor Land Partition No. 38-89 situated in the S 1/2 of Section 20 and in Section 29, Township 39 South, Range 11, E.W.M. Klamath County, Oregon.

PROPERTY ADDRESS: 6320 Philpott Lane  
Bonanza, OR 97623

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 \$2,319.89 beginning 04/01/08; plus late charges of \$53.09 each month beginning 04/16/08; plus prior accrued late charges of \$0.00; plus advances of \$51.00; 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: \$159,200.32 with interest thereon at the rate of 6.5 percent per annum beginning 03/01/08; plus late charges of \$53.09 each month beginning 04/16/08 until paid; plus prior accrued late charges of \$0.00; plus advances of \$51.00; 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  
Young, Garry A. and Tina L.  
Grantor  
to  
Northwest Trustee Services, Inc.,  
Successor Trustee**

**File No. 7763.23569**

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

