



00053320200800129510030038

COVER SHEET

ORS: 205.234

09/16/2008 03:17:31 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.

IST 1240771

After recording, return to:

Northwest Trustee
PO BOX 997
Bellevue WA 98009
ATT: BECKY BAKER

The date of the instrument attached is Sept 11 2008

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

NOTICE of Default & Elect to Sell

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

Wilcher, melanie

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

First Horizon Home Loan

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 Melanie L. Wilcher, as grantors, to First American Title Insurance Company, as trustee, in favor of First Horizon Home Loan Corporation, as beneficiary, dated 04/16/01, recorded 04/23/01, in the mortgage records of Klamath County, Oregon, as Vol: M01 Page: 17913, and subsequently assigned to Chase Home Finance LLC, covering the following described real property situated in said county and state, to wit:

Lot 19 in Block 1 of Homeland Tracts, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 2458 PATTERSON STREET
KLAMATH FALLS, OR 97603

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 \$719.16 beginning 02/01/08; plus late charges of \$27.92 each month beginning 02/16/08; plus prior accrued late charges of \$74.37; plus advances of (\$434.82); 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: \$77,774.80 with interest thereon at the rate of 6.875 percent per annum beginning 01/01/08; plus late charges of \$27.92 each month beginning 02/16/08 until paid; plus prior accrued late charges of \$74.37; plus advances of (\$434.82); 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
WILCHER, MELANIE L.
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee**

File No. 7037.15777

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

