

**RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY**

**NOTICE OF DEFAULT
AND ELECTION TO SELL**

RE: Trust Deed from BEVERLY J. SWAGER AND
JAMES S. HOLMDAHL, AS TENANTS IN
COMMON WITH A RIGHT OF SURVIVORSHIP
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

2009-000212
Klamath County, Oregon



00058455200900002120030034

01/08/2009 02:56:09 PM

Fee: \$31.00

SPACE RESERVED FOR RECORDER'S USE

TS No: OR-08-227881-SH

Loan No: 1120397027

3955871-DC

Reference is made to that certain trust deed made by BEVERLY J. SWAGER AND JAMES S. HOLMDAHL, AS TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP as grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY as successor trustee, in favor of CITICORP TRUST BANK, FSB, as beneficiary, dated 4/18/2008, recorded 4/25/2008, in the Records of DESCHUTES County, Oregon, in book xxx at page xxx, and/or as fee/file/instrument/microfilm/reception No. 2008-006018, covering the following described real property situated in the above-mentioned county and state, to wit:
APN: R137293

ALL THAT PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,
LYING EASTERLY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY.
EXCEPTING THEREFROM THE NORTHERLY 40 FEET AS RESERVED IN
VOLUME M68, PAGE 7608, DEED RECORDS OF KLAMATH COUNTY,
OREGON.

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>
9/23/2008	1/6/2009	4	7.79450%	\$3,017.54	\$12,070.16

Total Late Charges:

\$452.61

Beneficiary Advances

\$0.00

\$0.00

TOTAL FORECLOSURE COST:

\$2,201.44

F31-

TOTAL REQUIRED TO REINSTATE:**\$17,892.62**

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:

\$417,861.31 with interest thereon at the rate of 7.79% beginning 8/23/2008; plus late charges of \$150.87 each month beginning 9/23/2008 until paid; plus prior accrued late charges of ; plus advances of \$0.00; 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 **1:00:00 PM**, in accord with the standard of time established by ORS 187.110 on **5/22/2009**, at the following place: **At the front entrance to the Deschutes County Courthouse, 1164 NW Bond St., Bend, OR** County of **DESCHUTES**, 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**

**JAMES HOLMDAHL
146315 BEAL RD
LA PINE, OR 97739
Original Borrower**

**BEVFERLY SWAGER
146315 BEAL RD
LA PINE, OR 97739
Original Borrower**

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: 1/7/2009

FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee



Signature By _____
Dennis Canlas, Asst. Sec.

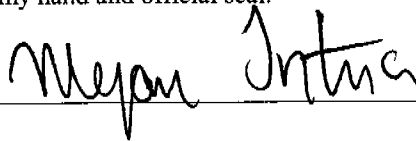
For Non-Sale Information:

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

State of California)
County of Orange)

On 1/7/2009 before me, **Megan Tortora**, 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 _____



(Seal)

