

2009-003351

Klamath County, Oregon



1st 1309379

COVER SHEET

ORS: 205.234

03/09/2009 11:30:09 AM

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.

After recording, return to:

Northwest Trustee
PO Box 997
Bellevue WA 98009
ATT: Chris Ashcraft

The date of the instrument attached is 3-5-09

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

Notice of Default

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

Northwest Trustee LLCs

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

Citi Bank NA

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:

F 31

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Sally Walker and Barbara Walker, not as tenancy in common but with full rights of survivorship, as grantors, to First American Title Insurance, as trustee, in favor of Washington Mutual Bank, as beneficiary, dated 01/21/07, recorded 01/29/07, in the mortgage records of Klamath County, Oregon, as 2007-001493, and subsequently assigned to CitiBank, NA as trustee for WaMu Series 2007-HE2 Trust, covering the following described real property situated in said county and state, to wit:

Lot 665 Block 116 Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 2247 Applegate Avenue
Klamath Falls, OR 97601

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 \$1,089.08 beginning 05/01/08; plus late charges of \$51.13 each month beginning 05/16/08; plus prior accrued late charges of \$0.00; plus advances of \$1,215.80; 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: \$138,128.50 with interest thereon at the rate of 7.99 percent per annum beginning 04/01/08; plus late charges of \$51.13 each month beginning 05/16/08 until paid; plus prior accrued late charges of \$0.00; plus advances of \$1,215.80; 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
Walker, Barbara
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee**

File No. 7258.25566

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

