

2009-004868

Klamath County, Oregon



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04/07/2009 03:43:38 PM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
09-102012

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NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Betty Joanne King, an estate in fee simple, as grantor to First American Title Company of Oregon, as trustee, in favor of Long Beach Mortgage Company, as beneficiary, dated January 18, 2002, recorded January 24, 2002, in the mortgage records of Klamath County, Oregon, in Volume M02, at Page 4844, beneficial interest having been assigned to U.S. Bank, N.A., successor trustee to Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2002-1, Asset Backed Certificates, Series 2002-1 in trust for the benefit of the Certificate holders, as covering the following described real property:

Lot 3 in Block 2, Tract 1218, Dodds Hollow Estates, according to the Official Plat thereof on file in the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS: 16205 Patricia Lane, Merrill, OR 97633

Kelly D. Sutherland, Successor Trustee, hereby certifies that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said 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 the grantor or other person owing an obligation, 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 grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$1,201.86, from December 1, 2008, and monthly payments in the sum of \$1,229.58, from February 1, 2009, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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:

\$117,203.69, together with interest thereon at the rate of 9.99% per annum from November 1, 2008, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclosure said trust deed by advertisement and sale pursuant to

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