

2009-008760  
Klamath County, Oregon



06/24/2009 03:01:39 PM

Fee: \$26.00

157 1414328

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by RYAN WEIDER AND BROOKE WEIDER, AS TENANTS BY THE ENTIRETY, as grantors, to Fidelity National Title Insurance Company, as trustee, in favor of Wells Fargo Bank, N.A., as beneficiary, dated 01/26/05, recorded 01/28/05, in the mortgage records of Klamath County, Oregon, as VOL: MO5, PAGE: 06476, covering the following described real property situated in said county and state, to wit:

LOT 40, LAKESHORE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 1423 LAKESHORE DRIVE  
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 \$1,057.89 beginning 03/01/09; plus late charges of \$44.96 each month beginning 03/16/09; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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: \$143,637.49 with interest thereon at the rate of 5.875 percent per annum beginning 02/01/09; plus late charges of \$44.96 each month beginning 03/16/09 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; 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  
WEIDER, RYAN and BROOKE  
Grantor  
to  
Northwest Trustee Services, Inc.,  
Successor Trustee**

**File No. 7023.03948**

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

F226-

