

2009-012904

Klamath County, Oregon



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RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

09/30/2009 11:30:28 AM

Fee: \$42.00

**REGIONAL TRUSTEE SERVICES CORPORATION**

616 1st Avenue, Suite 500  
Seattle, WA 98104

Trustee's Sale No: 09-FMB-84303

ATE 6/16



**NOTICE OF DEFAULT AND ELECTION TO SELL**

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.

Reference is made to that certain Deed of Trust made by, PATRICIA J. CARLSON, as grantor, to AMERI TITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CASA BLANCA MORTGAGE, INC. DBS SHEARSON MORTGAGE, as beneficiary, dated 8/30/2006, recorded 8/31/2006, under Instrument No. 2006-017625, records of KLAMATH County, covering the following described real property situated in KLAMATH County, OREGON, to-wit:

LOTS 1272 OF TRACT 1443, A REPLAT OF LOTS 595-602, 604-605, FALCON DRIVE AND RED TAIL DRIVE OF TRACT 1340, RUNNING Y RESORT PHASE 7, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, 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 mortgage records of the county or counties in which the above described real property is situate; further, 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 the 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:

	Amount due as of September 29, 2009
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Delinquent Payments from June 01, 2009	
4 payments at \$ 2,070.27 each	\$ 8,281.08
(06-01-09 through 09-29-09)	
Late Charges:	\$ 375.56
Beneficiary Advances:	\$ 22.00
Suspense Credit:	\$ 0.00
	=====
TOTAL:	\$ 8,678.64

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:

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