

2009-014392  
Klamath County, Oregon



11/09/2009 03:11:09 PM

Fee: \$42.00

1st 1493233

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by BOBBY W. TYREE JR. AND GLENNISE M. TYREE, HUSBAND AND WIFE, as grantors, to ASPEN TITLE & ESCROW INC, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Eagle Home Mortgage, Inc, a Washington corporation, as beneficiary, dated 10/28/04, recorded 11/03/04, in the mortgage records of Klamath County, Oregon, as VOLUME M04 PAGE 75533, and subsequently assigned to Wells Fargo Bank, N.A. by Assignment recorded as Volume 2009 Page 1946, covering the following described real property situated in said county and state, to wit:

LOTS 5, 6, 7 AND, BLOCK 71, BOWNE ADDITION TO THE CITY OF BONANZA ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 31550 PRICE STREET  
BONANZA, OR 97623

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 \$1,042.47 beginning 08/01/09; plus late charges of \$41.75 each month beginning 08/16/09; plus prior accrued late charges of \$0.00; excepting therefrom a credit of (\$434.04); 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: \$100,674.27 with interest thereon at the rate of 5.875 percent per annum beginning 07/01/09; plus late charges of \$41.75 each month beginning 08/16/09 until paid; plus prior accrued late charges of \$0.00; excepting therefrom a credit of (\$434.04); 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.

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**RE: Trust Deed from  
TYREE, BOBBY W. JR. and GLENNISE M.  
Grantor  
to  
Northwest Trustee Services, Inc.,  
Successor Trustee**

**File No. 7023.08019**

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

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