

2009-015881

Klamath County, Oregon



00076911200900158810030039

121502741 COVER SHEET

ORS: 205.234

12/18/2009 03:15:53 PM

Fee: \$47.00

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:

The date of the instrument attached is 12-16-09

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

NOD

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

NW Trustee Sves

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

Freedom Mfg.

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 47.

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Robert J. Bertram and Nancy C. Bertram, as grantors, to Allen South, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Freedom Mortgage Corporation dba Freedom Home Mortgage Corporation, as beneficiary, dated 08/29/07, recorded 09/13/07, in the mortgage records of Deschutes County, Oregon, as 2007-016125, and subsequently assigned to Freedom Mortgage Corporation by Assignment, covering the following described real property situated in said county and state, to wit:

Lot 13, Block 3, Tract No. 1204, LITTLE RIVER RANCH, according to official plat thereof on file in the office of the clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 2710 Boon Circle
La Pine, OR 97739

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 \$1,557.45 beginning 08/01/09; plus late charges of \$77.87 each month beginning 08/16/09; 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: \$184,690.55 with interest thereon at the rate of 7.5 percent per annum beginning 07/01/09; plus late charges of \$77.87 each month beginning 08/16/09 until paid; 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
Bertram, Robert J. and Nancy C.
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee**

File No. 7431.20129

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

