

2010-000056

Klamath County, Oregon



0007749520100000560030034

01/04/2010 03:42:26 PM

Fee: \$47.00

After recording return to:
Attn: Foreclosure Department
RECONTRUST COMPANY, N.A.
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065
ATE 67100

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain Trust Deed made by BENJAMIN J SCHEEN AND KARIN E SCHEEN AS TENANTS BY THE ENTIRETY, as grantors, to ORANGE COAST TITLE CO, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 10/27/2005, recorded 11/01/2005, in the mortgage records of Klamath County, Oregon, in Book/Reel/Volume Number 16 as Recorder's fee/file/instrument/microfilm/reception Number M05-68061, covering the following described real property situated in said county and state, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 815 MT WHITNEY ST

KLAMATH FALLS, OR 97601

There is default by the grantor or other person, or by their successor in interest, 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 grantors' failure to pay when due the following sums: monthly payments of \$697.44 beginning 06/01/2009; plus late charges of \$ 26.08 each month beginning 06/01/2009 payment plus prior accrued late charges of \$-226.83; plus advances of \$ 30.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

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: \$82,868.63 with interest thereon at the rate of 6 percent per annum beginning 05/01/2009 plus late charges of \$ 26.08 each month beginning 06/01/2009 until paid; plus prior accrued late charges of \$-226.83; plus advances of \$ 30.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

NOTICE OF DEFAULT AND ELECTION TO SELL
RE: Trust Deed from
BENJAMIN J SCHEEN and KARIN E SCHEEN,
Grantor
To
RECONTRUST COMPANY, N.A.,
Trustee TS No. 09 -0183766

For Additional Information:
Please Contact
Foreclosure Department
RECONTRUST COMPANY, N.A.
RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
(800)-281-8219

Notice is hereby given that the Beneficiary and Trustee, by reason of said default, have elected and do hereby elect to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which the grantor had, or had the power to convey, at the time the grantor executed the Trust Deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by the Trust Deed and the expenses of the sale, including the compensations of the Trustee as provided by law, and reasonable fees of Trustee's attorneys.

ATE 47

The sale will be held at the hour of 10:00 AM , in accordance with the standard of time established by ORS 187.110 on Wednesday, May 12, 2010, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the city of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing every other default complained of herein by tendering the performance required under the obligation or Trust Deed, in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

In constructing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

RECONTRUST COMPANY, N.A.

Terri Gerrish

Terri Gerrish, Team Member

STATE OF California
COUNTY OF Ventura) ss.

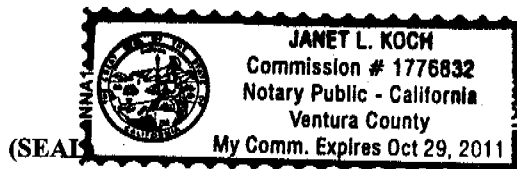
On **DEC 29 2009**, before me, **JANET L. KOCH**, notary public, personally appeared Terri Gerrish, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Janet L. Koch

Notary Public for **CALIFORNIA**

My commission expires: Oct 29, 2011



THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.

TS# 09-0183766

Exhibit A

All that portion of Lots 6 and 7, Block 6, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows, to-wit:

Beginning at a point 50 feet Northeasterly from the most Southerly corner of Lot 6, Block 6, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly and at right angles to Mitchell Street (now known as Mt. Whitney Street) 110 feet; thence Northeasterly and parallel with Mitchell Street (now known as Mt. Whitney Street) 45 feet; thence Southeasterly and at right angles to Mitchell Street (now known as Mt. Whitney Street) 110 feet, to the Northerly line of Mitchell Street, (now known as Mt. Whitney Street); thence Southwesterly along the Northerly line of Mitchell Street (now known as Mt. Whitney Street) 45 feet to the place of beginning.

CODE 001 MAP 3809-028CD TL 05600 KEY #367748