

2010-001535

Klamath County, Oregon



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01/29/2010 03:08:01 PM

Fee: \$42.00

1st 1514112

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Jeffrey L. Jackman, as grantors, to First American Title Insurance Company, as trustee, in favor of Mortgage Electronic Registration Systems, Inc., "MERS" solely as nominee for American Brokers Conduit, its successors and assigns, as beneficiary, dated 02/20/07, recorded 02/26/07, in the mortgage records of Klamath County, Oregon, as 2007-003204, and subsequently assigned to Wells Fargo Bank, N.A. covering the following described real property situated in said county and state, to wit:

Real property in the County of Klamath, State of Oregon, described as follows: THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SITUATED IN KLAMATH COUNTY, OREGON AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 28, THENCE HEADING NORTH 88 DEG 41' WEST 1290 FEET MORE OR LESS TO THE EAST 1/16 CORNER OF SECTIONS 28 AND 33; THENCE NORTH 00 DEG 16' EAST 2597 FEET MORE OR LESS TO THE CENTER EAST 1/16TH CORNER OF SECTION 28; THENCE NORTH 00 DEG 23" WEST 185 FEET MORE OR LESS; THENCE NORTH 89 DEG 51'55" EAST 747.52 FEET; THENCE NORTH 14 DEG 26'38" EAST 735.59 FEET MORE OR LESS; THENCE NORTH 89 DEG 53'45" EAST 1605 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 14 DEG 41'36" WEST 2276 FEET MORE OR LESS ALONG THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEG 36'17" WEST 609.07 FEET TO THE SOUTH 1/16TH CORNER OF SECTIONS 28 AND 27; THENCE SOUTH 02 DEG 38'00" WEST 1313 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PROPERTY ADDRESS: 146450 BEAL ROAD
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 \$3,720.22 beginning 09/01/09; plus late charges of \$161.15 each month beginning 09/16/09; plus prior accrued late charges of \$0.00; plus advances of \$15.00; 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: \$343,417.01 with interest thereon at the rate of 5.875 percent per annum beginning 08/01/09; plus late charges of \$161.15 each month beginning 09/16/09 until paid; plus prior accrued late charges of \$0.00; plus advances of \$15.00; 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
JACKMAN, JEFFREY L.
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee

File No. 7023.09543

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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