

2010-001882

Klamath County, Oregon

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
08-100925



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02/04/2010 02:38:32 PM

Fee: \$42.00

ATE 66657

NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Heather M. Lantheaume and Russell L. Lantheaume, wife and husband, as grantor to First American Title, as trustee, in favor of PHH Mortgage Corp. (fka Cendant Corp.) dba PHH Mortgage Services, as beneficiary, dated April 5, 2005, recorded April 6, 2005, in the mortgage records of Klamath County, Oregon, as Volume M05, Page 23761, as covering the following described real property:

Parcel I:

Lot 8 of Block 36 in BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel II:

Lot 9 of Block 36 in BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS: 125 West Oregon Avenue, Klamath Falls, OR 97601

Kelly D. Sutherland, Successor Trustee, hereby certifies 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 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 grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$911.49, from December 1, 2008, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

By reason of said default, the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sums being the following, to-wit:

\$79,466.30, together with interest thereon at the rate of 7.29% per annum from November 1, 2008, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

ATE 42

KATHERINE D. BERG
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 29, 2013