

2010-001898

Klamath County, Oregon



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02/04/2010 03:23:00 PM

Fee: \$42.00

1st 1521764

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Michael W. True, and Karen E. Davenport, husband and wife, as grantors, to Northwest Trustee Services, LLC, as trustee, in favor of Mortgage Electronic Registration Systems, Inc., "MERS" solely as nominee for Union Federal Bank of Indianapolis, its successors and assigns, as beneficiary, dated 10/25/05, recorded 10/27/05, in the mortgage records of Klamath County, Oregon, as M05-67651, and subsequently assigned to Wells Fargo Bank, NA dba Americas Servicing Company covering the following described real property situated in said county and state, to wit:

BEGINNING AT A POINT IN THE SOUTH LINE OF ROSEWAY DRIVE, 14 FEET EAST OF THE NORTHWEST CORNER OF LOT 37 OF ROSELAWN SUBDIVISION BLOCK 70, BUENA VISTA ADDITION TO KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ONFILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, RECORDED IN BOOK 7 PAGE 2, APRIL 12, 1927; THENCE SOUTH AT RIGHT ANGLES 61.5 FEET TO THE NORTH LINE OF ALLEY; THENCE EAST ALONG SAID NORTH LINE 50 FEET; THENCE NORTH AT RIGHT ANGLES 61.5 FEET TO A POINT IN THE SOUTH LINE OF ROSEWAY DRIVE 20 FEET E. OF THE NORTHWEST OF BEGINNING; BEING THE EAST 30 FEET OF LOT 37 AND THE WEST 20 FEET OF LOT 36, OF SAID ROSELAWN SUBDIVISION, BLOCK 70, BUENA VISTA ADDITION, EXTENDING 61.5 FEET SOUTH THEREFROM. TOGETHER WITH THE N1/2 OF THE VACATED ALLEY ADJOINING SAID PROPERTY WHICH WAS VACATED BY ORDINANCE NO. 5038 RECORDED DECEMBER 10, 1958 IN VOLUME 307 PAGE 405, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 800 ROSEWAY DRIVE
KLAMATH FALLS, OR 97601

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 \$505.03 beginning 10/01/09; plus late charges of \$20.66 each month beginning 10/16/09; plus prior accrued late charges of \$0.00; plus advances of \$75.00; 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: \$64,440.36 with interest thereon at the rate of 6.125 percent per annum beginning 09/01/09; plus late charges of \$20.66 each month beginning 10/16/09 until paid; plus prior accrued late charges of \$0.00; plus advances of \$75.00; 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.

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**RE: Trust Deed from
TRUE, MICHAEL and DAVENPORT, KAREN
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee**

File No. 7777.11896

**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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