

2010-002543

Klamath County, Oregon



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02/22/2010 02:44:29 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
10-103807

ATE 67539

NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Samuel J. Dunlap and Kristen K. Dunlap, husband and wife, as grantor to Aspen Title and Escrow, as trustee, in favor of Long Beach Mortgage Company, as beneficiary, dated December 15, 2005, recorded December 20, 2005, in the mortgage records of Klamath County, Oregon, as MicroFilm No. M05-71475, beneficial interest having been assigned to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-1, as covering the following described real property:

Parcel 3 of Land Partition 7-98, being Lot 1, Block 1, Tract 1111, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Said Partition filed May 12, 1998 in the office of the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS: 6415 Homedale Road, Klamath Falls, OR 97603

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 \$1,408.44, from October 1, 2009, 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:

\$214,718.82, together with interest thereon at the rate of 5.628% per annum from September 1, 2009, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclosure said trust deed by advertisement and sale pursuant to

ATE 42

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