

2010-003996

Klamath County, Oregon



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04/01/2010 03:19:49 PM

Fee: \$47.00

After recording, return to:

Jeanne Kallage Sinnott
Successor Trustee & Attorney
Miller Nash LLP
111 S.W. Fifth Avenue, Suite 3400
Portland, Oregon 97204-3699

1st 1525293

NOTICE OF DEFAULT AND ELECTION TO SELL

1. This notice of default and election to sell is recorded pursuant to ORS 86.735(3) with respect to that deed of trust (the "Trust Deed") dated **July 2, 2003**, by **Keith C. Welch and Constance A. Welch** (the "Grantor"), to **U.S. Bank Trust Company, National Association** (the "Trustee"), to secure payment and performance of certain obligations of Grantor to **U.S. Bank National Association** (the "Beneficiary"), including repayment of a promissory note dated **July 2, 2003**, in the principal amount of \$141,000 (the "Note").

2. The legal description of the real property covered by the Trust Deed is as follows:

Lot 9, Tract 1300 - KLAMATH MEADOWS EAST, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

3. The Trust Deed was recorded on **July 24, 2003**, in **Volume M03 at Page 52209** in the official real property records of Klamath County, Oregon.

4. The successor trustee hereby certifies that no action has been instituted to recover the obligation, or any part thereof, now remaining secured by the Trust Deed or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

5. The default for which the foreclosure is made is Grantor's failure to pay when due the following sums: monthly payments in full of \$1,011.63 owed under the Note beginning June 16, 2009, and on the 16th day of each month thereafter; late charges in the amount of \$174.00 as of February 18, 2010, plus any late charges accruing thereafter; and expenses, costs, trustee fees and attorney fees.

6. By reason of said default, U.S. Bank National Association, as beneficiary under the Trust Deed, has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable which sums are as follows: (a) the principal amount of \$116,842.45 as of February 18, 2010, (b) accrued interest of \$5,349.60 as of February 18, 2010, and interest accruing thereafter on the principal amount at the rate set forth in the Note until fully paid, (c) late charges in the amount of \$174.00 as of February 18, 2010, plus any late charges accruing thereafter and any other expenses or fees owed under the Note or Trust Deed, (d) amounts that U.S. Bank National Association has paid on or may hereinafter pay to protect

the lien, including by way of illustration, but not limitation, taxes, assessments, interest on prior liens, and insurance premiums, and (e) expenses, costs and attorney and trustee fees incurred by U.S. Bank National Association in foreclosure, including the cost of a trustee's sale guarantee and any other environmental or appraisal report.

7. Notice is hereby given that by reason of said default, U.S. Bank National Association, as beneficiary under the Trust Deed, and the successor trustee have elected to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.795 and to sell the real property identified in paragraph 2 to satisfy the obligation that is secured by the Trust Deed.

8. The sale will be conducted on **August 23, 2010, at one o'clock (1:00) p.m., based on the standard of time established by ORS 187.110, just outside the main entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.**

9. 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 U.S. Bank National Association, as beneficiary, of the entire amount then due, (other than such portion of principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Trust Deed, and, 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 and attorney fees not exceeding the amount provided by ORS 86.753.

10. In construing 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 successor in interest, if any.

In accordance with the Fair Debt Collection Practices Act, this is an attempt to collect a debt, and any information obtained will be used for that purpose. This communication is from a debt collector.

For further information, please contact Jeanne Kallage Sinnott at her mailing address of Miller Nash LLP, 111 S.W. Fifth Avenue, Suite 3400, Portland, Oregon 97204 or telephone her at (503) 224-5858.

DATED: March 31, 2010.



Jeanne Kallage Sinnott
Successor Trustee & Attorney

STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

This instrument was acknowledged before me on March 31, 2010, by
Jeanne Kallage Sinnott, as successor trustee and attorney.



Notary Public for Oregon

File No. 080090-0581
Grantor: Welch, Keith C. and Constance A.
Beneficiary: U.S. Bank National Association

