

**NOTICE OF DEFAULT AND ELECTION
TO SELL**

Trustees of the Jensen Living Trust,
BENEFICIARY UNDER ORIGINAL TRUST DEED.

Linda J. Walden,
GRANTOR UNDER ORIGINAL TRUST DEED.

Amerititle,
TRUSTEE UNDER ORIGINAL TRUST DEED.

ORIGINAL TRUST DEED RECORDED:
August 18th, 1997, Vol. M97 page 27090

TS No. 10-08010

2010-004562

Klamath County, Oregon



00082735201000045620030037

04/14/2010 03:28:47 PM

Fee: \$47.00

Recorded
County

No Change in Tax Statements is Requested

After recording return to:
REZVANI LAW OFFICE, LLC
P.O. BOX 865
GRESHAM, OREGON 97030

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain *Deed of Trust* (hereafter referred to as the *Trust Deed*) made by: Linda J. Walden, as the Grantor, Amerititle, as the Trustee, and the Trustees of the Jensen Living Trust, as the Beneficiary, dated August 1st 1997 and recorded August 18th, 1997, in Volume M97, Page 27090 in the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

The street address or other common designation, if any, for the real property described above is purported to be: 12121 Highway 66, Klamath Falls, Oregon 97601. The Tax Assessor's Parcel Number (Property Tax ID) for the Real Property is/are purported to be: R502156

The undersigned successor trustee, Sia Rezvani, hereby certifies that no assignments of the *Trust Deed* by the trustee or by the beneficiary and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situated; and further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by said *Trust Deed*, or, if such action has been instituted, such action has been dismissed except as permitted by *ORS 86.735(4)*.

Notice is hereby given by the present and successor trustee, Sia Rezvani (who is Trustee by virtue of a duly recorded *Appointment of Successor Trustee* recorded immediately prior to this document), pursuant to the written instructions of SN Servicing Corporation as Attorney in Fact for US Bank National Association, as Trustee of the Security National Mortgage Loan Trust 2006-2, as (which is the present beneficiary by virtue of the *Assignment of Deed of Trust* recorded immediately prior to the *Appointment of Successor Trustee* referenced above), that the beneficiary by reason of the grantors' default, has elected and hereby elects to foreclose the above referenced *Trust Deed* by advertisement and sale pursuant to *ORS 86.705* to *86.795* in order to satisfy the grantors' obligations secured by the *Trust Deed*. All right, title, and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the *Trust Deed*, together with any interest the grantors or their successors in interest acquired after execution of the *Trust Deed* shall be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the *Trust Deed* and the expenses of sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The default(s) for which foreclosure is made are (1) the grantor's failure to make regular payments to the beneficiary, such default beginning June 18th, 2009, and continuing through the date of this *Notice*, and (2) failure to carry, and/or provide evidence of, extended coverage hazard insurance, in violation of Paragraph 5 of the *Trust Deed*, and (3) any defaults or breaches occurring after the date this document was executed. The current balance of payments now due, together with late charges, attorney and trustee fees, costs, title expenses, and other allowed charges is **\$9,370.62** together with any default in the payment of recurring obligations as they become due, periodic adjustments to the payment amount, any further sums advanced by the beneficiary to protect the property or its interest therein, additional costs and attorney fees as provided by law, and prepayment penalties/premiums, if any, together with defaulted amounts owed to senior lienholders. The amount required to cure the default in payments to date is calculated as follows:

From: 6/18/09 No. Payments: 5 Amount per: \$419.00

Total of past-due payments :	\$4,190.00
Total late charges:	\$209.50
Lenders Costs/Advances:	\$3,181.12
Trustee's/Atty's Fees and Costs:	<u>\$1,790.00</u>
Total necessary to cure default in payments to date:	\$9,370.62 + proof of insurance + proof taxes are current + proof seniors are current or tender of sufficient funds to cure any/all senior defaults.

Please note this amount is subject to confirmation and review and is likely to change during the next 30 days. Please contact Rezvani Law Office to obtain a "reinstatement" and/or "payoff" quote prior to remitting funds.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the *Trust Deed* due and payable. The amount required to discharge this lien in its entirety to date is: \$37,733.72

Said sale shall be held at the hour of 11:00 a.m. on August 19th, 2010, in accord with the standard of time established by ORS 187.110, and pursuant to ORS 86.745(7) shall occur at the following designated place:

INSIDE THE 1ST FLOOR LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, OREGON.

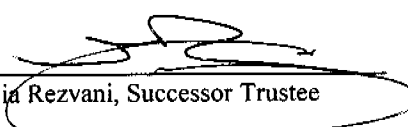
Other than as shown of record, neither the said beneficiary nor the said trustee have any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the *Trust Deed*, or of any successor(s) in interest to the grantors or of any lessee or other person in possession of or occupying the property, except: N/A.

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 sale, to have this foreclosure proceeding dismissed and the *Trust Deed* reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the 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(s) of the *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's and attorney's fees not exceeding the amounts provided by ORS 86.753.

The mailing address of the trustee is Rezvani Law Office, LLC, P.O. Box 865, Gresham, Oregon 97030; the telephone number of the trustee is 503-666-3407.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" and/or "grantors" includes any successor in interest to the grantor as well as any other person owing an obligation the performance of which is secured by the *Trust Deed*, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 13th day April, 2010.

By: 
Sia Rezvani, Successor Trustee

STATE OF OREGON, County of Multnomah} ss.

I hereby certify under penalty of perjury this instrument was acknowledged before me on this 13th day of April, 2010, by Sia Rezvani.


Notary Public for Oregon
My Commission Expires: February 11, 2012

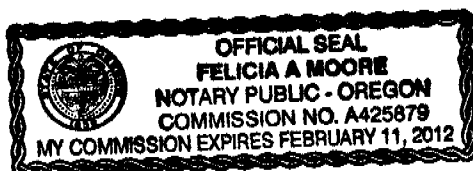


Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 AND OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT 25 FEET WEST OF THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, THENCE SOUTH $0^{\circ} 21'$ EAST PARALLEL TO THE SECTION LINE A DISTANCE OF 558.25 FEET, MORE OR LESS, TO THE SOUTH LINE OF PROPERTY DESCRIBED IN VOLUME 324 PAGE 146, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH $89^{\circ} 50'$ WEST A DISTANCE OF 95 FEET TO THE NORTHEAST CORNER OF THE C.S. HULL TRACT; THENCE SOUTH $0^{\circ} 32'$ WEST ALONG THE SAID HULL TRACT LINE FENCE 760.32 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE STATE HIGHWAY #66; THENCE NORTH $72^{\circ} 38'$ EAST ALONG SAID HIGHWAY LINE 346.44 FEET TO A STAKE, THENCE NORTH $0^{\circ} 21'$ WEST TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN VOLUME 324 PAGE 146, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH $89^{\circ} 50'$ WEST A DISTANCE OF 225 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAVING AND EXCEPTING A TRACT CONTAINING 1 ACRE, MORE OR LESS, OUT OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT HAVING A FRONTAGE ON THE HIGHWAY OF 110 FEET; AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING ON THE HIGHWAY AT A POINT 110 FEET SOUTHWEST OF THE SOUTHEAST CORNER OF THE ABOVE TRACT; THENCE NORTHEASTERLY ALONG THE HIGHWAY 110 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH $0^{\circ} 21'$ WEST 388 FEET; THENCE WEST TO A POINT NORTH $0^{\circ} 21'$ WEST OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH RIGHT OF WAY LINE OF THE KLAMATH FALLS-ASHLAND HIGHWAY AT A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 33 BEARS NORTH $25^{\circ} 40'$ WEST A DISTANCE OF 1,230.25 FEET THENCE SOUTH $72^{\circ} 38'$ WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 160.7 FEET, THENCE NORTH $0^{\circ} 21'$ WEST 190 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT OF BEGINNING IS ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DEEDED TO R. A JAMESON, ET UX, IN A DEED DATED AUGUST 02, 1943, AND RECORDED NOVEMBER 15, 1943 IN VOLUME 159 PAGE 581, DEED RECORDS OF KLAMATH COUNTY, OREGON, THENCE NORTH $0^{\circ} 21'$ WEST 210 FEET, THENCE SOUTH $89^{\circ} 39'$ WEST 153.4 FEET, THENCE SOUTH $0^{\circ} 21'$ EAST 210 FEET; THENCE NORTH $89^{\circ} 39'39"$ EAST TO THE POINT OF BEGINNING.

Tax Parcel Number: R502156