

2010-004789

Klamath County, Oregon



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04/21/2010 02:55:21 PM

Fee: \$47.00

1st 1278295

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Garry A. Young and Tina L. Young, as grantors, to Regional Trustee Services Corporation, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for GN Mortgage, LLC., as beneficiary, dated 07/06/04, recorded 07/14/04, in the mortgage records of Klamath County, Oregon, as Vol M04 Page 46152-62, and subsequently assigned to Washington Mutual Bank by Assignment recorded as 2008-12945, covering the following described real property situated in said county and state, to wit:

Parcel 2 of Land Partition 39-03, being a replat of a portion of Parcel 1 of Mahor Land Partition No. 38-89 situated in the S 1/2 of Section 20 and in Section 29, Township 39 South, Range 11, E.W.M. Klamath County, Oregon.

PROPERTY ADDRESS: 6320 Philpott Lane
Bonanza, OR 97623

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 \$2,319.89 beginning 04/01/08; plus late charges of \$53.09 each month beginning 04/16/08; plus prior accrued late charges of \$0.00; plus advances of \$7,261.67; 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: \$159,200.32 with interest thereon at the rate of 6.5 percent per annum beginning 03/01/08; plus late charges of \$53.09 each month beginning 04/16/08 until paid; plus prior accrued late charges of \$0.00; plus advances of \$7,261.67; 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.

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from
Young, Garry A. and Tina L.
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee

File No. 7763.23569

For Additional Information:
After Recording return to:
Chris Ashcraft
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997
(425) 586-1900



