

2010-006214

Klamath County, Oregon



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05/21/2010 03:18:25 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
10-104004

ATE 67615

NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Patricia A. Lawrence and Richard A. Lawrence, as grantor to First American Title, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for New Century Mortgage Corporation, as beneficiary, dated March 1, 2007, recorded March 2, 2007, in the mortgage records of Klamath County, Oregon, as Instrument No. 2007-003599, and Re-recorded April 28, 2010, in the mortgage records of Klamath County, Oregon, as Instrument No. 2010-005033, beneficial interest having been assigned to Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 Mortgage Pass-Through Certificates, Series 2007-HE7, as covering the following described real property:

All that portion of Government Lot 6 in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point described by 2 Consecutive Courses from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in the Townsite of West Chiloquin, Oregon, namely North 59 Degrees 30' West 116.3 feet; and North 42 Degrees 39' West 295 feet; Thence South 47 Degrees 21' West 53 feet; thence Northwesterly at right angles 150.00 feet; thence Northeasterly at right angles 53 feet; thence Southeasterly at right angles 150 feet to the point of beginning, also known as Tract 121 Spinks Subdivision.

COMMONLY KNOWN AS: 138 Highway 422, Chiloquin, OR 97624

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 \$781.78, from December 1, 2008, and monthly payments in the sum of \$779.89, from June 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:

\$67,713.20, together with interest thereon at the rate of 10.4% per annum from November 1, 2008, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

ATE 42

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